Bronte - Heritage Hills (Cochrane, Alberta)

Realtor Name:	**Phipps Real Estate Group**
Property Type:	Semi-Detached Property with Legal Basement Suite

3 Bed, 2.5 Bath ~1651SQFT + Front Attached Garage - Est Rent: $2600/mth
+ 1 Bed, 1 Bath ~435SQFT - Est Rent: $1400/mth
2 Years Pre-Paid Property Management

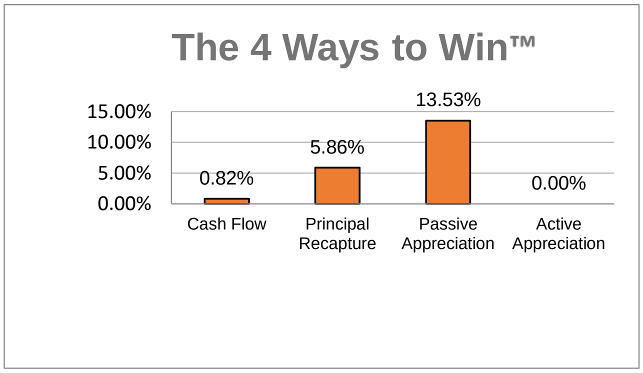
List Price: **$711,894**

MONTHLY GROSS RENTAL INCOME		**$4,000**
Rental Vacancy Rate	**2%**	$80
MONTHLY GROSS OPERATING INCOME (GOI)		**$3,920**
MONTHLY OPERATING EXPENSES		
Property Taxes *(estimated)*		$275
Insurance		$175
Utilities		$450
Repairs & Maintenance Reserve	**1%**	$40
Property Management (2 YRS Free)	**10%**	$0
Condo/Strata/HOA Fees		$0
Cleaning		$0
Gifts	**0%**	$0
Lawn Maintenance/Snow Removal		$0
Other		
TOTAL NET OPERATING EXPENSES (NOE)		**$940**
NET OPERATING INCOME (GOI - NOE)		**$2,980**
MONTHLY DEBT SERVICE		
Mortgage Payment		$2,871.58
2nd Mortgage or LOC Payment		
TOTAL MONTHLY DEBT SERVICE		**$2,872**
ESTIMATED NET MONTHLY CASH FLOW		**$108**
PASSIVE APPRECIATION		**3.00%**
LIST PRICE		**$711,894**
Down Payment	**20%**	$142,379
Mortgage Amount		$569,515
Interest Rate		**4.50%**
Amortization (years)		**30**
Monthly Payment		$2,871.58

Disclaimer:

Every investment involves risk, and any purchaser of real esate is responsible for their own due dilligence. Buyer beware. Nothing is guaranteed by Phipps Real Estate Group or CIR Realty. All figures listed on this page are for academic evaluation only, and any interested investor is responsible for their own model assumptions, and should do their own research and evaluation before making an investment.

CASH REQUIRED TO CLOSE	
Down Payment	$142,379
Initial Improvements: Landscaping + Window Coverings	$13,500
Building Inspection	$0
Appraisal	$450
Land Transfer Tax	$0
Legal Fees	$1,500
TOTAL CASH REQUIRED	**$157,829**



The 4 Ways to Win ™	
Cash Flow	$ 1,300.99
Principal Recapture	$ 9,255.45
Passive Appreciation	$ 21,356.82
Active Appreciation	$ -
Year One Total ROI	**20.22%**