

# Oshawa, Ontario



**Realtor Name:** Mary Awad

**Property Type:** 4-Plex

**Additional Information:** 743 Cypress Ave, Oshawa (Potential Rent)

(Potential

**List Price:** \$1,298,000

**MONTHLY GROSS RENTAL INCOME** \$9,000

Rental Vacancy Rate 2% \$180

**MONTHLY GROSS OPERATING INCOME (GOI)** \$8,820

### MONTHLY OPERATING EXPENSES

Property Taxes \$725

Insurance \$360

Utilities \$259

Repairs & Maintenance Reserve 2% \$198

Property Management 0% \$0

Condo/Strata/HOA Fees 0

Cleaning

Gifts 0% \$0

Lawn Maintenance/Snow Removal \$495

**TOTAL NET OPERATING EXPENSES (NOE)** \$2,037

**NET OPERATING INCOME (GOI - NOE)** \$6,783

### MONTHLY DEBT SERVICE

Mortgage Payment \$5,296.35

2nd Mortgage or LOC Payment

**TOTAL MONTHLY DEBT SERVICE** \$5,296

**ESTIMATED NET MONTHLY CASH FLOW** \$1,486

**PASSIVE APPRECIATION** 5.00%

**LIST PRICE** \$1,298,000

Down Payment 20% \$259,600

Mortgage Amount \$1,038,400

Interest Rate 4.60%

Amortization (years) 30

Monthly Payment \$5,296.35



### CASH REQUIRED TO CLOSE

Down Payment \$259,600

Initial Improvements \$60,000

Building Inspection \$1,000

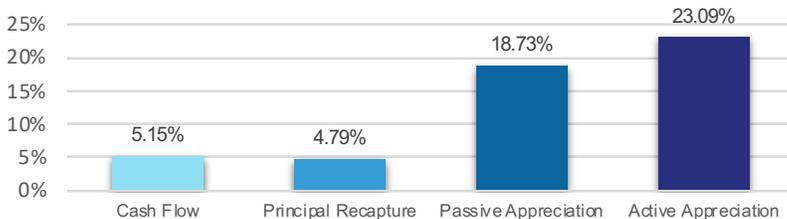
Appraisal \$1,500

Land Transfer Tax \$22,435

Legal Fees \$2,000

**TOTAL CASH REQUIRED** \$346,535

### The 4 Ways to Win™



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Cash Flow \$ 17,834.71

Principal Recapture \$ 16,584.79

Passive Appreciation \$ 64,900.00

Active Appreciation \$ 80,000.00

**Year One Total ROI** 51.75%

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