

2 Bed Princeton Point - Airbnb



Realtor Name: Kelly Fry Team **List Price:** \$440,895

Property Type: 2 Bed / 2 Bath | 852 Sqft

Airbnb Potential Rate: \$200 / night with 70% occupancy | Price is \$419,900

MONTHLY GROSS RENTAL INCOME		\$4,340
Rental Vacancy Rate	1%	\$43
MONTHLY GROSS OPERATING INCOME (GOI)		\$4,297

MONTHLY OPERATING EXPENSES		
Property Taxes		\$92
Insurance		\$65
Utilities		\$50
Repairs & Maintenance Reserve	1%	\$43
Property Management	18%	\$781
Cable Internet		\$150
Cleaning		\$0
Airbnb fees	3%	\$130
Strata Fees		\$281
Supplies and other costs		\$100
TOTAL NET OPERATING EXPENSES (NOE)		\$1,693
NET OPERATING INCOME (GOI - NOE)		\$2,603

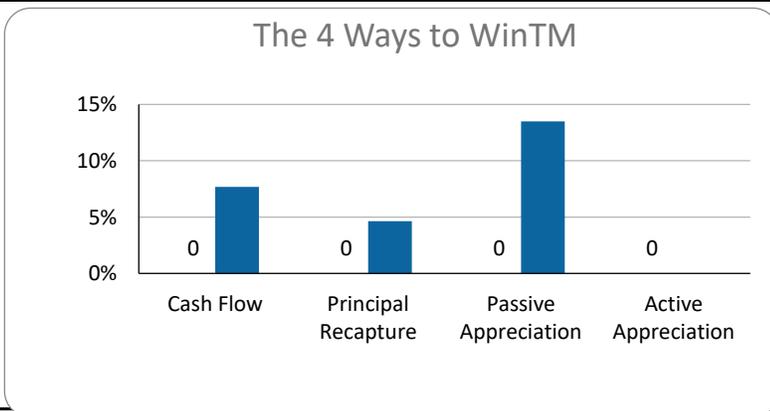
MONTHLY DEBT SERVICE		
Mortgage Payment		\$1,869.81
2nd Mortgage or LOC Payment		
TOTAL MONTHLY DEBT SERVICE		\$1,870
ESTIMATED NET MONTHLY CASH FLOW		\$734
PASSIVE APPRECIATION		3.50%

LIST PRICE		\$440,895
Down Payment	20%	\$88,179
Mortgage Amount		\$352,716
Interest Rate		4.89%
Amortization (years)		30
Monthly Payment		\$1,869.81



604-418-3162
 kfryhpi@gmail.com
 kellyfryteam.com

CASH REQUIRED TO CLOSE	
Down Payment	\$88,179
Furnishings	\$18,000
Building Inspection	\$0
Appraisal	\$350
Lender Fees	\$0
Legal Fees	\$1,500
Property Transfer Tax	\$6,398
TOTAL CASH REQUIRED	\$114,427



The 4 Ways to Win™	
Cash Flow	\$ 8,802.30
Principal Recapture	\$ 5,307.88
Passive Appreciation	\$ 15,431.33
Active Appreciation	
Year One Total ROI	25.82%