

Studio Princeton Point



Realtor Name: Cameron Manning

List Price: \$262,395

Property Type: Studio \ 511 Sqft

Price is \$249,900 + GST

MONTHLY GROSS RENTAL INCOME \$1,650

Rental Vacancy Rate **1%** \$17

MONTHLY GROSS OPERATING INCOME (GOI) \$1,634

MONTHLY OPERATING EXPENSES

Property Taxes \$55

Insurance \$50

Utilities \$0

Repairs & Maintenance Reserve **0%** \$0

Property Management **10%** \$165

Cable Internet .

Cleaning \$0

Airbnb fees **0%** \$0

Strata Fees \$169

Supplies and other costs \$0

TOTAL NET OPERATING EXPENSES (NOE) \$439

NET OPERATING INCOME (GOI - NOE) \$1,195

MONTHLY DEBT SERVICE

Mortgage Payment \$1,112.80

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$1,113

ESTIMATED NET MONTHLY CASH FLOW \$82

PASSIVE APPRECIATION 3.50%

LIST PRICE \$262,395

Down Payment **20%** \$52,479

Mortgage Amount \$209,916

Interest Rate **4.89%**

Amortization (years) **30**

Monthly Payment \$1,112.80



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CASH REQUIRED TO CLOSE

Down Payment \$52,479

Initial Improvements

Building Inspection \$0

Appraisal \$350

Lender Fees \$0

Legal Fees \$1,500

Property Transfer Tax \$2,998

TOTAL CASH REQUIRED \$57,327

The 4 Ways to Win™

Cash Flow \$ 984.78

Principal Recapture \$ 3,158.94

Passive Appreciation \$ 9,183.83

Active Appreciation

Year One Total ROI 23.25%

The 4 Ways to Win™

