Studio Princeton Point AirBnB



Realtor Name: Kelly Fry Team List Price: \$262,395

Property Type: Studio \ 511 Sqft

Airbnb potential rent \$100 / night @ 70% monthly occupancy | Price is \$249,900 + GST

MONTHLY GROSS RENTAL INCO	ME	¢0.470		_
		\$2,170		ı
Rental Vacancy Rate	0%	\$0		ı
MONTHLY GROSS OPERATING IN	ICOME (GC	OI)	\$2,170	ı
MONTHLY OPERATING EXPENSE	S			
Property Taxes		\$55		
Insurance		\$50		
Utilities		\$30		
Repairs & Maintenance Reserve	1%	\$22		7
Property Management	18%	\$391		
Cable Internet		\$150		
Cleaning		\$0		
Airbnb fees	3%	\$65		ì
Strata Fees		\$169		ı
Supplies and other costs		\$40		ı
TOTAL NET OPERATING EXPENS	ES (NOE)		\$971	Ì
NET OPERATING INCOME (GOI - N	NOE)		\$1,199	ĺ
MONTHLY DEBT SERVICE				l
Mortgage Payment		\$1,112.80		ì
2nd Mortgage or LOC Payment				Ì
TOTAL MONTHLY DEBT SERVICE			\$1,113	ı
ESTIMATED NET MONTHLY CASH	I FLOW		\$86	l
PASSIVE APPRECIATION			3.50%	ì

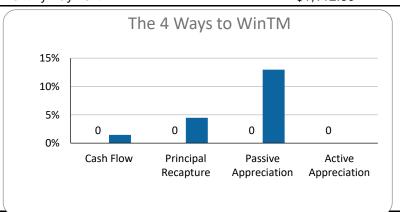




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CASH REQUIRED TO CLOSE

PASSIVE APPRECIATION			3.50%
LIST PRICE		\$26	2,395
Down Payment	20%	\$52,479	
Mortgage Amount		\$209,916	
Interest Rate		4.89%	
Amortization (years)		30	
Monthly Payment		\$1,112.80	



Down Payment		\$52,479
Furnishings		\$13,500
Building Inspection		\$0
Appraisal		\$350
Lender Fees		\$0
Legal Fees		\$1,500
Property Transfer Tax		\$2,998
TOTAL CASH REQUIRED		\$70,827
The 4 Ways to Win™		
Cash Flow	\$	1,033.98
Principal Recapture	\$	3,158.94
Passive Appreciation	\$	9,183.83
Active Appreciation		
Year One Total ROI		18.89%