

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 INCOME \$2,170

Rental Vacancy Rate 0% \$0

MONTHLY GROSS OPERATING INCOME (GOI) \$2,170

MONTHLY OPERATING EXPENSES

Property Taxes \$55

Insurance \$50

Utilities \$30

Repairs & Maintenance Reserve 1% \$22

Property Management 18% \$391

Cable Internet \$150

Cleaning \$0

Airbnb fees 3% \$65

Strata Fees \$169

Supplies and other costs \$40

TOTAL NET OPERATING EXPENSES (NOE) \$971

NET OPERATING INCOME (GOI - NOE) \$1,199

MONTHLY DEBT SERVICE

Mortgage Payment \$1,112.80

2nd Mortgage or LOC Payment

TOTAL MONTHLY DEBT SERVICE \$1,113

ESTIMATED NET MONTHLY CASH FLOW \$86

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



604-418-3162

kfryhpi@gmail.com

kellyfryteam.com

CASH REQUIRED TO CLOSE

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%

The 4 Ways to Win™

