2 Bed Princeton Point

Realtor Name:	**Kelly Fry Team**	**List Price:**	**$440,895**
Property Type:	2 Bed / 2 Bath | 852 Sqft		

Price is $419,900 + GST

MONTHLY GROSS RENTAL INCOME		**$2,600**	
Rental Vacancy Rate	**1%**	$26	
MONTHLY GROSS OPERATING INCOME (GOI)			**$2,574**
MONTHLY OPERATING EXPENSES			
Property Taxes		$71	
Insurance		$65	
Utilities		$0	
Repairs & Maintenance Reserve	**0%**	$0	
Property Management	**10%**	$260	
Cable Internet		.	
Cleaning		$0	
Airbnb fees	**0%**	$0	
Strata Fees		$281	
Supplies and other costs		$0	
TOTAL NET OPERATING EXPENSES (NOE)			**$677**
NET OPERATING INCOME (GOI - NOE)			**$1,897**
MONTHLY DEBT SERVICE			
Mortgage Payment		$1,869.81	
2nd Mortgage or LOC Payment			
TOTAL MONTHLY DEBT SERVICE			**$1,870**
ESTIMATED NET MONTHLY CASH FLOW			**$27**
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	

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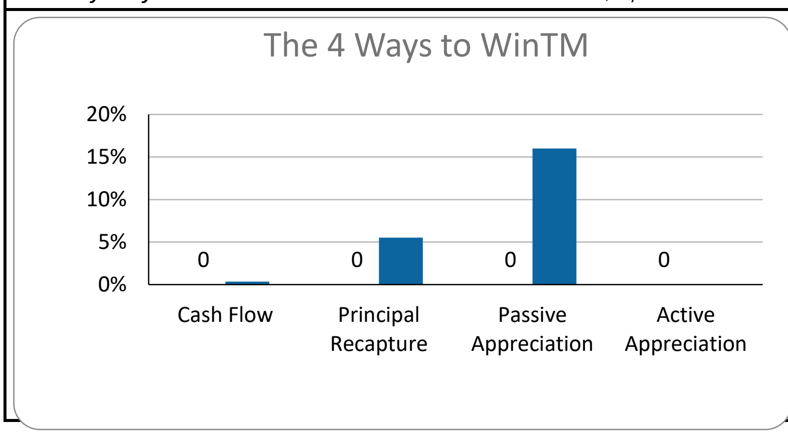
CASH REQUIRED TO CLOSE	
Down Payment	$88,179
Initial Improvements	
Building Inspection	$0
Appraisal	$350
Lender Fees	$0
Legal Fees	$1,500
Property Transfer Tax	$6,398
TOTAL CASH REQUIRED	**$96,427**



The 4 Ways to Win ™		
Cash Flow	$	324.30
Principal Recapture	$	5,307.88
Passive Appreciation	$	15,431.33
Active Appreciation		
Year One Total ROI		**21.84%**

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