# Seven Unit Apartment Building - Collingwood, Ontario

Realtor Name: Kelly Caldwell, Royal LePage Locations North Brokerage, Collingwoo

Offer Price: $1,339,000

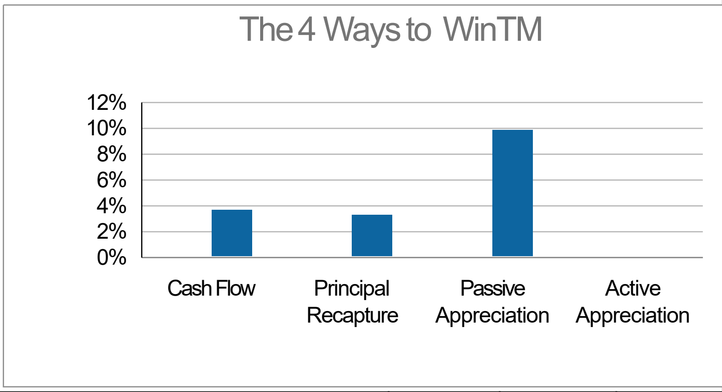
Property Type: 7 Units

Additional information: Zoning Provisions allow for development of up to 10 units

| | | | |
|---|---|---|---|
| MONTHLY GROSS RENTAL INCOME | | $11,140 | |
| Rental Vacancy Rate | 1% | $111 | |
| MONTHLY GROSS OPERATING INCOME (GOI) | | | $11,029 |
| MONTHLY OPERATING EXPENSES | | | |
| Property Taxes | | $513 | |
| Insurance | | $538 | |
| Utilities | | $1,247 | |
| Repairs & Maintenance Reserve | 5% | $557 | Estimate |
| Property Management | 8% | $891 | Estimate |
| Garbage Removal | | $216 | |
| Cleaning of common areas | | $200 | Estimate |
| Gifts | 1% | $111 | |
| Lawn Maintenance/Snow Removal | | $263 | Estimate |
| Coin-o-matic washing mashine rentals | | $100 | |
| TOTAL NET OPERATING EXPENSES (NOE) | | | $4,637 |
| NET OPERATING INCOME (GOI - NOE) | | | $6,392 |
| MONTHLY DEBT SERVICE | | | |
| Mortgage Payment | | $5,143.04 | |
| 2nd Mortgage or LOC Payment | | | |
| TOTAL MONTHLY DEBT SERVICE | | | $5,143 |
| ESTIMATED NET MONTHLY CASH FLOW | | | $1,249 |
| PASSIVE APPRECIATION | | | 3.00% |

| | | | |
|---|---|---|---|
| LIST PRICE | | | $1,339,000 |
| Down Payment | 30% | $401,700 | DSCR |
| Mortgage Amount | | $937,300 | 1.24 |
| Interest Rate | | 5.25% | CAP |
| Amortization (years) | | 30 | 5.73% |
| Monthly Payment | | $5,143.04 | |

| CASH REQUIRED TO CLOSE | |
|---|---|
| Down Payment | $401,700 |
| Initial Improvements | $0 |
| Building Inspection | $1,200 |
| Appraisal | $700 |
| Lender Fees | $0 |
| Legal Fees | $2,500 |
| Other Fees | $0 |
| | $406,100 |




| The 4 Ways to Win™ | | |
|---|---|---|
| Cash Flow | $ | 14,987.48 |
| Principal Recapture | $ | 13,352.88 |
| Passive Appreciation | $ | 40,170.00 |
| Active Appreciation | $ | - |
| Year One Total ROI | | 16.87% |

The information contained herein is believed to be accurate and has been obtained where possible from factual reliable information. In some instances where noted, we have estimated the numbers based on experience. Any buyer should investigate thoroughly prior to making an offer and it is understood by all parties that investing in Real Estate involves risk and can result in the loss of part or all of your capital. The reader of this document agrees to hold harmless Keller Williams Experience Realty, its employees and Realtors from all costs, losses or damages connected with an investment in Real Estate.

Listing provided courtesy of Keller Williams Co-Elevation

## Mortgage Calculator

| Summary Information | |
|---|---|
| Mortgage Amount | $ 937,300.00 |
| Annual Interest Rate | 5.25% |
| Amortization Period (years) | 30 |
| | 12 |
| Compound Period (Canada) | 2 |
| Compound Period (USA) = 12 | 12 |
| | 360 |
| Interest Rate Per Payment | 0.004327902 |

### Monthly Mortgage Payment

### The 4 Ways to Win

| | |
|---|---|
| Cash Flow | 3.69% |
| Principal Recapture | 3.29% |
| Passive Appreciation | 9.89% |
| Active Appreciation | 0.00% |
| Year One Total ROI | 16.87% |

## Year One Amortization Schedule

| Month | Payment | Interest | Principal | Balance |
|---|---|---|---|---|
| 0 | | | | $ 937,300.00 |
| 1 | $5,143.04 | $4,056.54 | $1,086.50 | $ 936,213.50 |
| 2 | $5,143.04 | $4,051.84 | $1,091.20 | $ 935,122.30 |
| 3 | $5,143.04 | $4,047.12 | $1,095.93 | $ 934,026.37 |
| 4 | $5,143.04 | $4,042.37 | $1,100.67 | $ 932,925.70 |
| 5 | $5,143.04 | $4,037.61 | $1,105.43 | $ 931,820.27 |
| 6 | $5,143.04 | $4,032.83 | $1,110.22 | $ 930,710.05 |
| 7 | $5,143.04 | $4,028.02 | $1,115.02 | $ 929,595.03 |
| 8 | $5,143.04 | $4,023.20 | $1,119.85 | $ 928,475.19 |
| 9 | $5,143.04 | $4,018.35 | $1,124.69 | $ 927,350.49 |
| 10 | $5,143.04 | $4,013.48 | $1,129.56 | $ 926,220.93 |
| 11 | $5,143.04 | $4,008.59 | $1,134.45 | $ 925,086.48 |
| 12 | $5,143.04 | $4,003.68 | $1,139.36 | $ 923,947.12 |
| One | | $48,363.64 | $13,352.88 | |