

8 Tasker St. - St. Catharines, ON

Realtor Name: Heddle Real Estate



Property Type: 2 Units

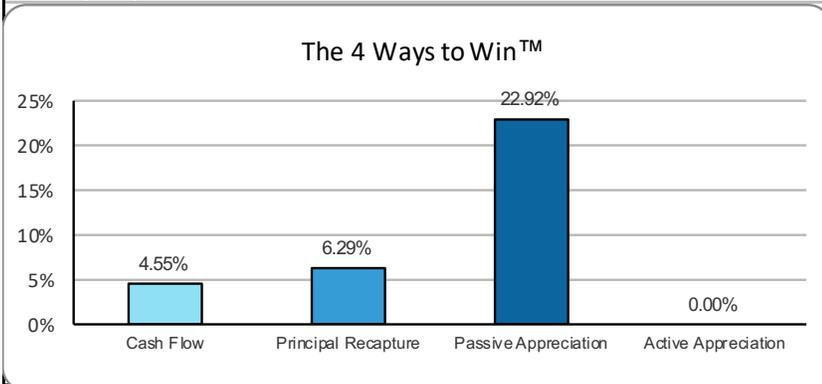
Additional Information: Tenants pay all utilities

List Price: \$399,900

MONTHLY GROSS RENTAL INCOME		\$2,400
Other Income:		\$0
Rental Vacancy Rate	3%	\$72
MONTHLY GROSS OPERATING INCOME (GOI)		\$2,328
MONTHLY OPERATING EXPENSES		
Property Taxes		\$203
Insurance		\$167
Utilities		\$0
Repairs & Maintenance Reserve	3%	\$72
Property Management	0%	\$0
Condo/Strata Fees		\$0
Cleaning		\$0
Gifts		\$0
Lawn Maintenance/Snow Removal		\$0
Other: Internet		\$0
TOTAL NET OPERATING EXPENSES (NOE)		\$441
NET OPERATING INCOME (GOI - NOE)		\$1,887
MONTHLY DEBT SERVICE		
Mortgage Payment		\$1,556
2nd Mortgage or LOC Payment		
TOTAL MONTHLY DEBT SERVICE		\$1,556
ESTIMATED NET MONTHLY CASH FLOW		\$331
PASSIVE APPRECIATION		5.00%

LIST PRICE		\$399,900
Down Payment	20%	\$ 79,980
Mortgage Amount		\$ 319,920
Interest Rate		4.19%
Amortization (years)		30
Monthly Payment		\$ 1,556

CASH REQUIRED TO CLOSE	
Down Payment	\$79,980
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$4,474
Legal Fees	\$1,800
TOTAL CASH	\$87,254



The 4 Ways to Win™	
Cash Flow	\$ 3,970
Principal Recapture	\$ 5,485
Passive Appreciation	\$ 19,995
Active Appreciation	\$ -
Year One Total ROI	33.75%