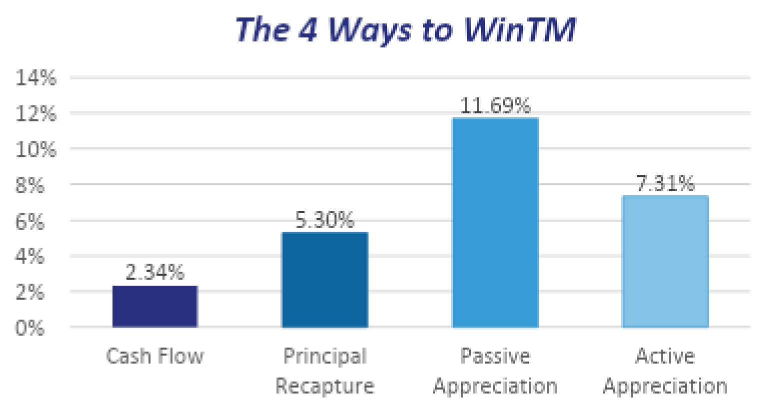
128 Balsam Ave S - Hamilton ON

Realtor Name:	**Jared Gardner**	**List Price:**	**$799,990**
Property Type:	2 Unit Detached Home		
Additional Information: Potential To Convert to 3 Units			

MONTHLY GROSS RENTAL INCOME		**$4,350**	
Rental Vacancy Rate	**3%**	$131	
MONTHLY GROSS OPERATING INCOME (GOI)			**$4,220**
MONTHLY OPERATING EXPENSES			
Property Taxes		$316	
Insurance		$200	
Utilities		$0	
Repairs & Maintenance Reserve	**3%**	$131	
Property Management	**0%**	$0	
Condo/Strata/HOA Fees		$0	
Cleaning			
Gifts	**1%**	$44	
Lawn Maintenance/Snow Removal			
Other		$0	
TOTAL NET OPERATING EXPENSES (NOE)			**$690**
NET OPERATING INCOME (GOI - NOE)			**$3,530**
MONTHLY DEBT SERVICE			
Mortgage Payment		$3,129.67	
2nd Mortgage or LOC Payment			
TOTAL MONTHLY DEBT SERVICE			**$3,130**
ESTIMATED NET MONTHLY CASH FLOW			**$400**
PASSIVE APPRECIATION			**3.00%**
LIST PRICE			**$799,990**
Down Payment	**20%**	$159,998	
Mortgage Amount		$639,992	
Interest Rate		**4.20%**	
Amortization (years)		**30**	
Monthly Payment		$3,129.67	

CASH REQUIRED TO CLOSE	
Down Payment	$159,998
Initial Improvements	$30,000
Building Inspection	$750
Appraisal	
Lender Fees	
Legal Fees	$2,000
Other Fees	$12,475
	$205,223



The 4 Ways to Win™		
Cash Flow	$	4,797.95
Principal Recapture	$	10,884.32
Passive Appreciation	$	23,999.70
Active Appreciation	$	15,000.00
Year One Total ROI		**26.65%**