

INVESTMENT OPPORTUNITY

Ref:

ADDY SAEED

Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

DIRECT: 877-439-2339 OFFICE: 416-292-6777

LOCATION:	Toronto
CLOSE TO:	Rogers/Keele
NO. OF UNITS:	3
ASKING PRICE:	\$399,900.00
PRICE PER UNIT:	\$133,300.00

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$359,910.00	2.20%	\$1,329.20	30	\$15,950.36	
						\$0.00	
						\$0.00	
Mortgage Summary		\$359,910.00		\$1,329.20		\$15,950.36	

CASH REQUIRED:

\$39,990.00

ASKING PRICE:

\$399,900.00

% DOWNPYMT:

10%

EXPENSES YR END:	Annual	Avg/Suite
Taxes 2010	\$2,082	\$694
Insurance	\$1,673	\$558
Gas	\$1,193	\$398
Water	\$909	\$303
Hydro	\$1,750	\$583
Salaries		\$0
Management 3%		\$0
Maint & Repairs		\$0
		\$0
		\$0
Other		\$0
Total Expenses	\$7,607	\$2,536

BUILDING REVENUE	Est Month	Annual
1 x 1-Bedroom Bst	\$ 650.00	\$ 7,800.00
1 x 1-Bedroom	\$ 750.00	\$ 9,000.00
1 x 2-Bedroom	\$ 950.00	\$ 11,400.00
x 3-Bedroom		\$ -
Parking		\$ -
Laundry		\$ -
Other Income		\$ -
Total Monthly Income	\$ 2,350.00	\$ 28,200.00
Avg/Unit	\$ 783.33	\$ 9,400.00
Total Revenue	\$ 2,350.00	\$ 28,200.00
Less Vacancy 3%		\$ 846.00
Effective Gross Income		\$ 27,354.00
Less Operating Expense		\$ 7,606.60
NET INCOME		\$ 19,747.40
Less Mortgage Pymts		\$ 15,950.36
CASH FLOW		\$ 3,797.04
Add Principal Recap		\$ 10,889.10
ROI		\$ 14,686.14

Property Description:	
Approx Age	
Lot Size	25 x 128.33
Construction	Brick / Vinyl Siding
No. of Storeys	2
Balconies	None
Elevator	none
Intercom	None
Hallway Floors	
Suite Floors	Hardwood/Carpet
Heating Type	Forced Air
Domestic H.W.	
Washer/Dryer (o/c)	None
Fridge/Stove (o/c)	Owned
Parking/Garage	None
Leases	Month to Month
Hydro Paid By	Landlord

RATIO ANALYSIS	
Exp/Inc Ratio	28%
Cap Rate	4.94%
Cash Return 1st year	9.49%
ROI	37%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

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