

INVESTMENT OPPORTUNITY

Ref: WP001

ADDY SAEED

Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

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

LOCATION:	Toronto, Ontario
CLOSE TO:	
NO. OF UNITS:	23
ASKING PRICE:	\$13,000,000.00
PRICE PER UNIT:	\$565,217.39

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$9,750,000.00	4.00%	\$51,286.97	25	\$615,443.64	
						\$0.00	
						\$0.00	
Mortgage Summary		\$9,750,000.00		\$51,286.97		\$615,443.64	

CASH REQUIRED:	\$3,250,000.00	ASKING PRICE:	\$13,000,000.00	% DOWNPYMT:	25%
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EXPENSES YR END: 2011	Annual	Avg/Suite
Property Taxes	\$68,583	\$2,982
Insurance	\$11,180	\$486
Gas	\$5,680	\$247
Water	\$13,270	\$577
Hydro	\$7,816	\$340
Salaries	\$18,600	\$809
Fire protection/Monitoring	\$3,870	\$168
Maint & Repairs	\$12,750	\$554
Advertisement	\$950	\$41
Telephone		\$0
Other		\$0
Total Expenses	\$142,699	\$6,204

Closing Costs	
Land Transfer	\$ 256,475.00
Toronto Land Transfer	\$ 255,725.00
Lawyer Fees	\$ 15,000.00
Building Inspection	\$ 3,500.00
Mortgage Brokerage Fee	\$ 97,500.00
Lending Fee	\$ 146,250.00
Engineering Report	\$ 5,000.00
Environment Inspection Ph1	\$ 5,000.00
Environment Inspection Ph2	
Buyer Brokerage Fee	
Total Closing	\$ 784,450.00
Total Cash Requirement	\$ 4,034,450.00

BUILDING REVENUE	Est Month	Annual
6 Commercial Units	\$ 26,383.49	\$ 316,601.88
TMI from Commercial	\$ 11,138.58	\$ 133,662.96
17 Residential Units	\$ 20,039.00	\$ 240,468.00
		\$ -
Parking		\$ -
Laundry		\$ -
Other Income	\$ 1,416.67	\$ 17,000.00
Total Monthly Income	\$ 58,977.74	\$ 707,732.84
Avg/Unit	\$ 2,564.25	\$ 30,770.99
Total Revenue	\$ 58,977.74	\$ 707,732.84
Less Vacancy 3%		\$ 21,231.99
Effective Gross Income		\$ 686,500.85
Less Operating Expense		\$ 142,699.23
NET INCOME		\$ 543,801.62
Less Mortgage Pymts		\$ 615,443.64
CASH FLOW		-\$ 71,642.02
Add Principal Recap		\$ 232,858.00
ROI		\$ 161,215.98

RATIO ANALYSIS	
Exp/Inc Ratio	21%
Cap Rate	4.18%
Cash Return 1st year	-2.20%
ROI	5%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

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Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

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

LOCATION:	Toronto, Ontario
CLOSE TO:	
NO. OF UNITS:	46
ASKING PRICE:	\$13,000,000.00
PRICE PER UNIT:	\$282,608.70

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
First @ Acq	1	\$9,750,000.00	4.50%	\$53,963.61	25	\$647,563.32	
Const Mort	2	\$3,000,000.00	10.00%	\$26,832.64	25	\$321,991.68	
						\$0.00	
						\$0.00	
Mortgage Summary		\$12,750,000.00		\$80,796.25		\$969,555.00	

CASH REQUIRED: \$3,250,000.00 **ASKING PRICE:** \$13,000,000.00 **% DOWNPYMT:** 25%

EXPENSES YR END: 2011	Annual	Avg/Suite
Property Taxes	\$68,583	\$1,491
Insurance	\$11,180	\$243
Gas	\$5,680	\$123
Water	\$13,270	\$288
Hydro	\$7,816	\$170
Salaries	\$18,600	\$404
Fire protection/Monitoring	\$3,870	\$84
Maint & Repairs	\$12,750	\$277
Advertisement	\$950	\$21
Additional Cost	\$70,000	\$1,522
Other		\$0
Total Expenses	\$212,699	\$4,624

Closing Costs	
Land Transfer	\$ 256,475.00
Toronto Land Transfer	\$ 255,725.00
Lawyer Fees	\$ 15,000.00
Building Inspection	\$ 3,500.00
Mortgage Brokerage Fee	\$ 127,500.00
Lending Fee	\$ 191,250.00
Engineering Report	\$ 5,000.00
Environment Inspection Ph1	\$ 5,000.00
Environment Inspection Ph2	
Buyer Brokerage Fee	
Total Closing	\$ 859,450.00
Total Cash Requirement	\$ 4,109,450.00

BUILDING REVENUE	Est Month	Annual
6 Commercial Units	\$ 26,383.49	\$ 316,601.88
TMI from Commercial	\$ 11,138.58	\$ 133,662.96
17 Residential Units	\$ 20,039.00	\$ 240,468.00
Additional 23 Units	\$ 31,825.00	\$ 381,900.00
Parking		\$ -
Laundry		\$ -
Other Income	\$ 1,416.67	\$ 17,000.00
Total Monthly Income	\$ 90,802.74	\$ 1,089,632.84
Avg/Unit	\$ 1,973.97	\$ 23,687.67
Total Revenue	\$ 90,802.74	\$ 1,089,632.84
Less Vacancy 3%		\$ 32,688.99
Effective Gross Income		\$ 1,056,943.85
Less Operating Expense		\$ 212,699.23
NET INCOME		\$ 844,244.62
Less Mortgage Pymts		\$ 969,555.00
CASH FLOW		-\$ 125,310.38
Add Principal Recap		\$ 246,651.47
ROI		\$ 121,341.09

RATIO ANALYSIS	
Exp/Inc Ratio	20%
Cap Rate	6.49%
Cash Return 1st year	-3.86%
ROI	4%

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