

INVESTMENT OPPORTUNITY

Ref: _____

ADDY SAEED

Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

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

LOCATION:	Acton, Ontario
CLOSE TO:	Downtown Acton
NO. OF UNITS:	6
ASKING PRICE:	\$559,800.00
PRICE PER UNIT:	\$93,300.00

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$447,840.00	3.89%	\$2,329.10	25	\$27,949.20	
						\$0.00	
						\$0.00	
Mortgage Summary		\$447,840.00		\$2,329.10		\$27,949.20	

Downpayment

\$111,960.00

ASKING PRICE:

\$559,800.00

% DOWNPYMT:

20%

EXPENSES YR END: 2012	Annual	Avg/Suite
Taxes 2012	\$3,149	\$525
Insurance	\$2,435	\$406
Gas	\$997	\$166
Hydro and Water	\$5,182	\$864
including Tank rentals		\$0
Salaries		\$0
Management 3%		\$0
Maint & Repairs	\$1,200	\$200
		\$0
		\$0
Other		\$0
Total Expenses	\$12,963	\$2,160

Closing Costs	
Land Transfer	\$ 7,671.00
Toronto Land Transfer	
Lawyer Fees	\$ 1,500.00
Building Inspection	\$ 500.00
Mortgage Brokerage Fee	
Lending Fee	
Engineering Report	
Environment Inspection Ph1	
Environment Inspection Ph2	
Buyer Brokerage Fee	
Total Closing Costs	\$ 9,671.00
Total Cash Needed	\$ 121,631.00

BUILDING REVENUE	ACT Monthly	Annual
1 Bachelor		\$ -
2 1 Bedroom	\$ 4,990.00	\$ 59,880.00
3 2 Bedroom		\$ -
		\$ -
Parking	\$ -	\$ -
Laundry	\$ -	\$ -
Other Income	\$ -	\$ -
Total Monthly Income	\$ 4,990.00	\$ 59,880.00
Avg/Unit	\$ 831.67	\$ 9,980.00
Total Revenue	\$ 4,990.00	\$ 59,880.00
Less Vacancy 3%		\$ 1,796.40
Effective Gross Income		\$ 58,083.60
Less Operating Expense		\$ 12,962.85
NET INCOME		\$ 45,120.75
Less Mortgage Pymts		\$ 27,949.20
CASH FLOW		\$ 17,171.55
Add Principal Recap		\$ 10,858.46
ROI		\$ 28,030.01

RATIO ANALYSIS	
Exp/Inc Ratio	22%
Cap Rate	8.06%
Cash Return 1st year	15.34%
ROI	25%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

DIRECT: 1-877-439-2339 OFFICE: 416-292-6777

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