

## INVESTMENT OPPORTUNITY

Ref:

**ADDY SAEED**

*Sales Representative*

**RE/MAX ACTIVE REALTY INC., BROKERAGE**

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

LOCATION:

East York

CLOSE TO:

Danforth and Woodbine

NO. OF UNITS:

3

ASKING PRICE:

\$519,900.00

PRICE PER UNIT:

\$173,300.00

### MORTGAGES

| Lender                  | Rank | Mortgage Amount | Rate  | Monthly Amount | AMT | Annual Payment | Due Date |
|-------------------------|------|-----------------|-------|----------------|-----|----------------|----------|
| Lender                  | 1    | \$389,925.00    | 5.00% | \$2,267.83     | 25  | \$27,213.96    | 5 Years  |
|                         |      |                 |       |                |     |                |          |
|                         |      |                 |       |                |     | \$0.00         |          |
|                         |      |                 |       |                |     | \$0.00         |          |
| <b>Mortgage Summary</b> |      | \$389,925.00    |       | \$2,267.83     |     | \$27,213.96    |          |

**Downpayment**

**\$129,975.00**

**ASKING PRICE:**

**\$519,900.00**

**% DOWNPYMT:**

**25%**

| EXPENSES YR END:      | Annual          | Avg/Suite      |
|-----------------------|-----------------|----------------|
| Taxes 2012            | \$7,877         | \$2,626        |
| Insurance             | \$1,800         | \$600          |
| Gas                   | \$1,800         | \$600          |
| Water                 | \$1,000         | \$333          |
| Hydro                 | \$2,400         | \$800          |
| Salaries              |                 | \$0            |
| Management 3%         |                 | \$0            |
| Maint & Repairs       | \$1,800         | \$600          |
|                       |                 | \$0            |
|                       |                 | \$0            |
| Other                 |                 | \$0            |
| <b>Total Expenses</b> | <b>\$16,677</b> | <b>\$5,559</b> |

| Closing Costs              |                      |
|----------------------------|----------------------|
| Land Transfer              | \$ 6,855.00          |
| Toronto Land Transfer      | \$ 6,105.00          |
| Lawyer Fees                | \$ 1,500.00          |
| Building Inspection        |                      |
| Mortgage Brokerage Fee     | \$ 2,599.50          |
| Lending Fee                |                      |
| Engineering Report         |                      |
| Environment Inspection Ph1 |                      |
| Environment Inspection Ph2 |                      |
| Buyer Brokerage Fee        |                      |
|                            |                      |
|                            |                      |
|                            |                      |
| <b>Total Closing Costs</b> | <b>\$ 17,059.50</b>  |
| <b>Total Cash Needed</b>   | <b>\$ 147,034.50</b> |

| BUILDING REVENUE              | Est Month          | Annual              |
|-------------------------------|--------------------|---------------------|
| 1 Main Floor Com              | \$ 2,550.00        | \$ 30,600.00        |
| 2 Apartments                  |                    | \$ -                |
| Each room rented for          | \$ 1,660.00        | \$ 19,920.00        |
| \$550                         |                    | \$ -                |
| Parking                       | \$ -               | \$ -                |
| Laundry                       | \$ -               | \$ -                |
| Other Income                  | \$ -               | \$ -                |
| <b>Total Monthly Income</b>   | <b>\$ 4,210.00</b> | <b>\$ 50,520.00</b> |
| <b>Avg/Unit</b>               | <b>\$ 1,403.33</b> | <b>\$ 16,840.00</b> |
|                               |                    |                     |
| <b>Total Revenue</b>          | <b>\$ 4,210.00</b> | <b>\$ 50,520.00</b> |
| Less Vacancy 3%               |                    | \$ 1,515.60         |
| <b>Effective Gross Income</b> |                    | <b>\$ 49,004.40</b> |
| Less Operating Expense        |                    | \$ 16,676.71        |
| <b>NET INCOME</b>             |                    | <b>\$ 32,327.69</b> |
| Less Mortgage Pymts           |                    | \$ 27,213.96        |
| <b>CASH FLOW</b>              |                    | <b>\$ 5,113.73</b>  |
| Add Principal Recap           |                    | \$ 8,099.83         |
| <b>ROI</b>                    |                    | <b>\$ 13,213.56</b> |

| RATIO ANALYSIS       |       |
|----------------------|-------|
| Exp/Inc Ratio        | 34%   |
| Cap Rate             | 6.22% |
| Cash Return 1st year | 3.93% |
| ROI                  | 10%   |

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

**ADDY SAEED**

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