

INVESTMENT OPPORTUNITY

Ref:

ADDY SAEED

Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

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

LOCATION:	212 Gerrard Street East
CLOSE TO:	Sherbourne and Gerrard
NO. OF UNITS:	2
ASKING PRICE:	\$799,000.00
PRICE PER UNIT:	\$399,500.00

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$639,200.00	2.99%	\$3,024.54	25	\$36,294.48	
						\$0.00	
						\$0.00	
Mortgage Summary		\$639,200.00		\$3,024.54		\$36,294.48	

Downpayment

\$159,800.00

ASKING PRICE:

\$799,000.00

% DOWNPYMT:

20%

EXPENSES YR END:	Annual	Avg/Suite
Taxes 2012	\$3,140	\$1,570
Insurance	\$1,673	\$836
Gas	\$1,034	\$517
Water/Garbage	\$1,128	\$564
Hydro	\$2,910	\$1,455
		\$0
Total Expenses	\$9,885	\$4,942

Closing Costs	
Land Transfer	\$ 12,455.00
Toronto Land Transfer	\$ 11,705.00
Lawyer Fees	\$ 1,500.00
Building Inspection	\$ 400.00
Mortgage Brokerage Fee	
Lending Fee	
Engineering Report	
Environment Inspection Ph1	
Environment Inspection Ph2	
Buyer Brokerage Fee	
Total Closing Costs	\$ 26,060.00
Total Cash Needed	\$ 185,860.00

BUILDING REVENUE	Actuals	Annual
Total		\$ -
1 -Bedroom	\$ 1,690.00	\$ 20,280.00
2-Bedroom	\$ 2,400.00	\$ 28,800.00
		\$ -
Parking	\$ 100.00	\$ 1,200.00
Laundry	\$ -	\$ -
Other Income	\$ -	\$ -
Total Monthly Income	\$ 4,190.00	\$ 50,280.00
Avg/Unit	\$ 2,095.00	\$ 25,140.00
Total Revenue	\$ 4,190.00	\$ 50,280.00
Less Vacancy 2%		\$ 1,005.60
Effective Gross Income		\$ 49,274.40
Less Operating Expense		\$ 9,884.76
NET INCOME		\$ 39,389.64
Less Mortgage Pymts		\$ 36,294.48
CASH FLOW		\$ 3,095.16
Add Principal Recap		\$ 27,750.37
ROI		\$ 30,845.53

RATIO ANALYSIS	
Exp/Inc Ratio	20%
Cap Rate	4.93%
Cash Return 1st year	1.94%
ROI	19%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

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

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