

**Dundas - N**  
Dundas Street West  
Toronto, Ontario

# Overview

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Toronto, Ontario

### Purchase Info

Total Number of Units	5
Purchase Price	\$1,449,800
Initial Cash Invested	\$336,960

### Income Analysis

	Monthly	Annual
Net Operating Income	\$6,257	\$75,081
Cash Flow	\$466	\$5,592

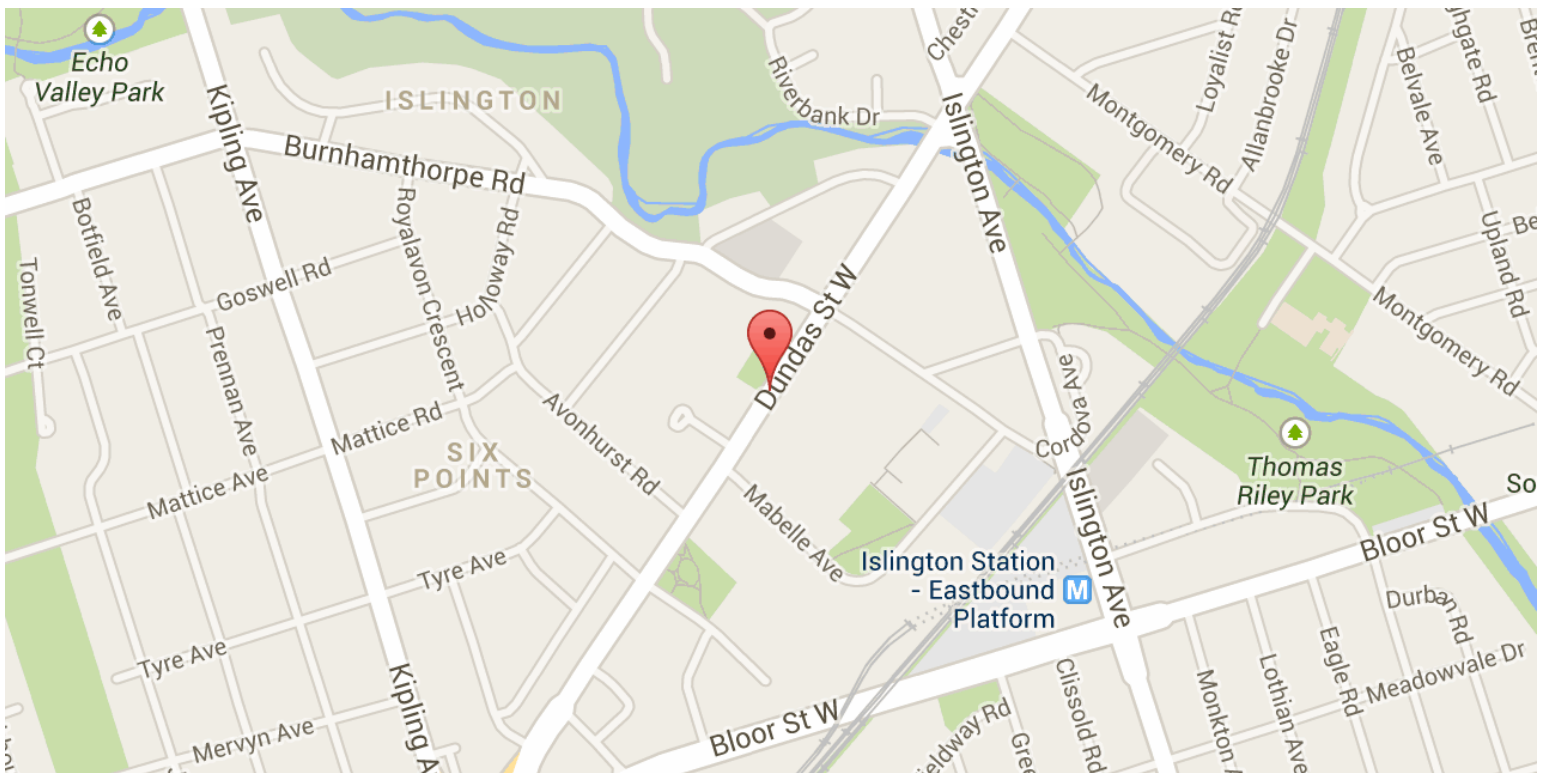
### Financial Metrics

Cap Rate (Purchase Price)	5.2%
Cash on Cash Return (Year 1)	1.7%
Internal Rate of Return (Year 10)	13.8%
Sale Price (Year 10)	\$1,948,410

Commercial/Residential Mixed use property currently being used 100% as residential.

Most units are updated.

Exclusive with Addy Saeed of Re/max Active Realty Inc., Brokerage 1-877-439-2339



# Purchase Analysis

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Purchase Info	
Purchase Price	\$1,449,800
- First Mortgage	(\$1,159,840)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$289,960</b>
+ Buying Costs	\$47,000
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$336,960</b>
Total Number of Units	5
Cost per Unit	\$289,960
Average Monthly Rent per Unit	\$1,460

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$1,159,840	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	3.5%	
<b>Payment</b>	<b>\$5,790.74</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	16.6
Operating Expense Ratio	13.4%
Debt Coverage Ratio	1.08
Cap Rate (Purchase Price)	5.2%
<b>Cash on Cash Return</b>	<b>1.7%</b>

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	1.0%
Income Inflation Rate	2.0%
Expense Inflation Rate	1.0%
LTV for Refinance	70.0%
Selling Costs	\$94,237

Income	Monthly	Annual
Gross Rent	\$7,300	\$87,600
Vacancy Loss	(\$73)	(\$876)
Parking	\$0	\$0
<b>Operating Income</b>	<b>\$7,227</b>	<b>\$86,724</b>

Expenses (% of Income)	Monthly	Annual
Insurance (3%)	(\$227)	(\$2,725)
Taxes (4%)	(\$300)	(\$3,600)
Water and Sewer (2%)	(\$120)	(\$1,438)
Hydro (2%)	(\$135)	(\$1,621)
Heat/Gas (3%)	(\$188)	(\$2,259)
<b>Operating Expenses (13%)</b>	<b>(\$970)</b>	<b>(\$11,643)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$6,257</b>	<b>\$75,081</b>
- Mortgage Payments	(\$5,791)	(\$69,489)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$466</b>	<b>\$5,592</b>

# Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$87,600	\$89,352	\$91,139	\$94,821	\$104,690	\$127,617	\$155,564
Vacancy Loss	(\$876)	(\$894)	(\$911)	(\$948)	(\$1,047)	(\$1,276)	(\$1,556)
Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Operating Income</b>	<b>\$86,724</b>	<b>\$88,458</b>	<b>\$90,228</b>	<b>\$93,873</b>	<b>\$103,643</b>	<b>\$126,340</b>	<b>\$154,008</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(\$2,725)	(\$2,752)	(\$2,780)	(\$2,836)	(\$2,980)	(\$3,292)	(\$3,637)
Taxes	(\$3,600)	(\$3,636)	(\$3,672)	(\$3,746)	(\$3,937)	(\$4,349)	(\$4,804)
Water and Sewer	(\$1,438)	(\$1,452)	(\$1,467)	(\$1,496)	(\$1,573)	(\$1,737)	(\$1,919)
Hydro	(\$1,621)	(\$1,637)	(\$1,654)	(\$1,687)	(\$1,773)	(\$1,958)	(\$2,163)
Heat/Gas	(\$2,259)	(\$2,282)	(\$2,304)	(\$2,351)	(\$2,471)	(\$2,729)	(\$3,015)
<b>Operating Expenses</b>	<b>(\$11,643)</b>	<b>(\$11,759)</b>	<b>(\$11,877)</b>	<b>(\$12,116)</b>	<b>(\$12,734)</b>	<b>(\$14,066)</b>	<b>(\$15,538)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$75,081</b>	<b>\$76,699</b>	<b>\$78,351</b>	<b>\$81,757</b>	<b>\$90,909</b>	<b>\$112,274</b>	<b>\$138,471</b>
- Mortgage Payments	(\$69,489)	(\$69,489)	(\$69,489)	(\$69,489)	(\$69,489)	(\$69,489)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$5,592</b>	<b>\$7,210</b>	<b>\$8,862</b>	<b>\$12,268</b>	<b>\$21,421</b>	<b>\$42,786</b>	<b>\$138,471</b>
Cap Rate (Purchase Price)	5.2%	5.3%	5.4%	5.6%	6.3%	7.7%	9.6%
Cap Rate (Market Value)	5.0%	5.0%	4.9%	4.9%	4.7%	4.3%	3.9%
<b>Cash on Cash Return</b>	<b>1.7%</b>	<b>2.1%</b>	<b>2.6%</b>	<b>3.6%</b>	<b>6.4%</b>	<b>12.7%</b>	<b>41.1%</b>
Return on Equity	1.5%	1.6%	1.7%	1.8%	1.9%	1.9%	3.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,493,294	\$1,538,093	\$1,584,236	\$1,680,716	\$1,948,410	\$2,618,500	\$3,519,045
- Loan Balance	(\$1,130,183)	(\$1,099,480)	(\$1,067,692)	(\$1,000,710)	(\$811,433)	(\$318,514)	(\$0)
<b>= Equity</b>	<b>\$363,111</b>	<b>\$438,613</b>	<b>\$516,544</b>	<b>\$680,006</b>	<b>\$1,136,977</b>	<b>\$2,299,986</b>	<b>\$3,519,045</b>
Loan-to-Value Ratio	75.7%	71.5%	67.4%	59.5%	41.6%	12.2%	0.0%
Potential Cash-Out Refi	(\$84,878)	(\$22,815)	\$41,273	\$175,791	\$552,454	\$1,514,436	\$2,463,332

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$363,111	\$438,613	\$516,544	\$680,006	\$1,136,977	\$2,299,986	\$3,519,045
- Selling Costs	(\$97,064)	(\$99,976)	(\$102,975)	(\$109,247)	(\$126,647)	(\$170,203)	(\$228,738)
<b>= Proceeds After Sale</b>	<b>\$266,047</b>	<b>\$338,637</b>	<b>\$413,569</b>	<b>\$570,759</b>	<b>\$1,010,331</b>	<b>\$2,129,784</b>	<b>\$3,290,307</b>
+ Cumulative Cash Flow	\$5,592	\$12,802	\$21,664	\$44,480	\$132,903	\$461,020	\$1,376,005
- Initial Cash Invested	(\$336,960)	(\$336,960)	(\$336,960)	(\$336,960)	(\$336,960)	(\$336,960)	(\$336,960)
<b>= Net Profit</b>	<b>(\$65,321)</b>	<b>\$14,480</b>	<b>\$98,273</b>	<b>\$278,279</b>	<b>\$806,274</b>	<b>\$2,253,844</b>	<b>\$4,329,352</b>
<b>Internal Rate of Return</b>	<b>-19.4%</b>	<b>2.1%</b>	<b>9.0%</b>	<b>13.2%</b>	<b>13.8%</b>	<b>12.1%</b>	<b>11.0%</b>
Return on Investment	-19%	4%	29%	83%	239%	669%	1,285%

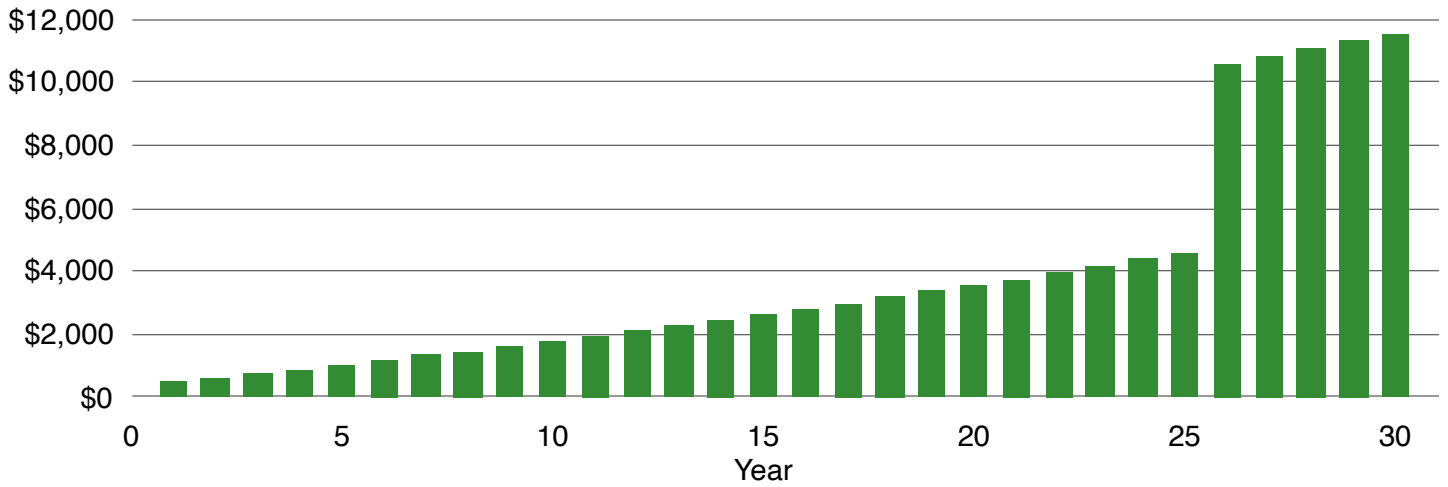
# Graphs

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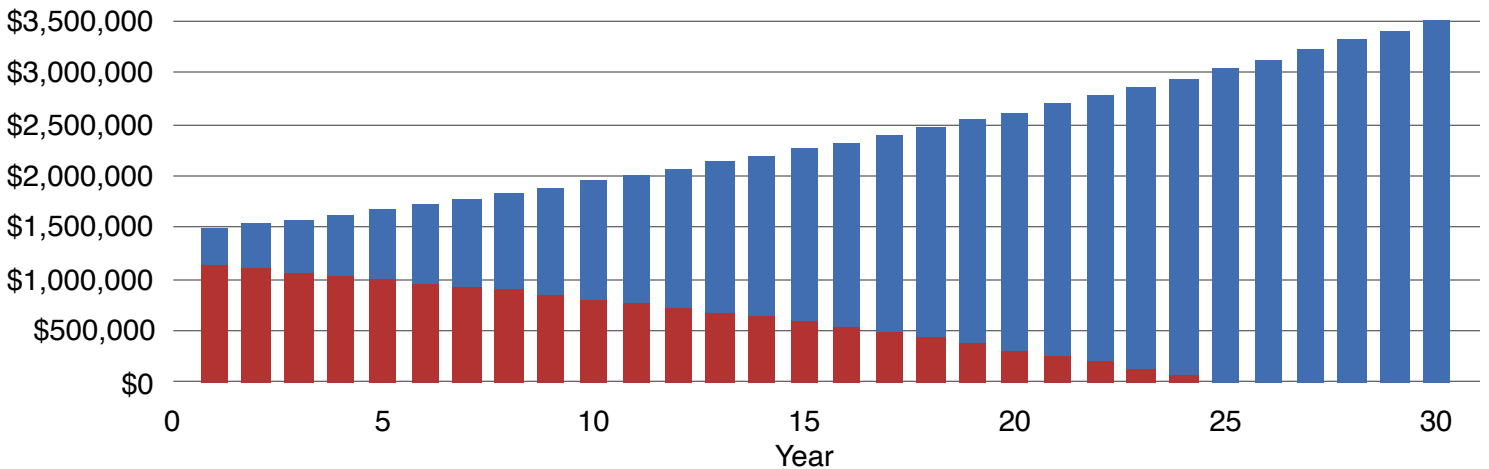
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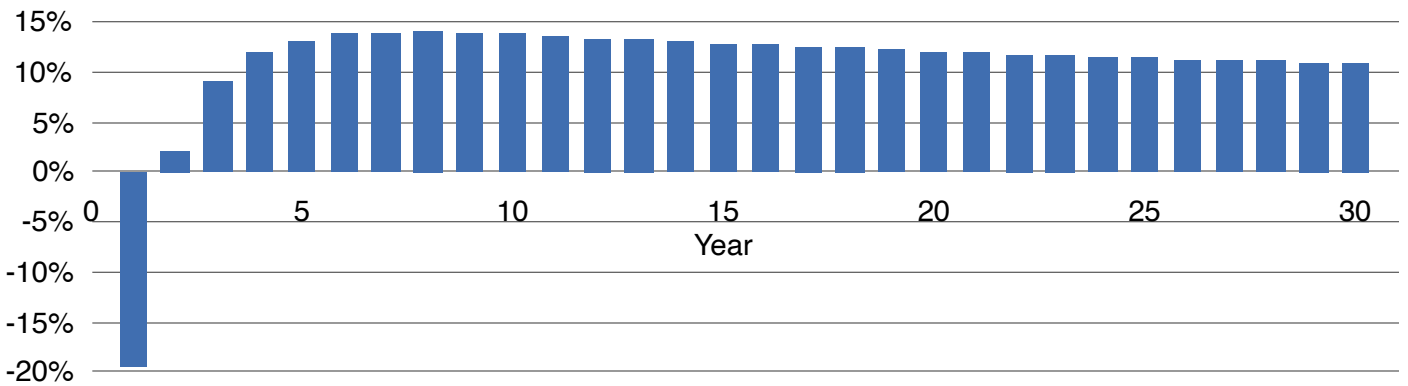
### Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



### Internal Rate of Return (IRR)



# Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
2nd Flr 3 Br +Hyd	0	1	\$2,000 Per Month
3rd Flr 3 Br w/Park +Hyd	0	1	\$2,300 Per Month
Basement 1 Br All Incl	0	1	\$700 Per Month
Main North 1 Br All Incl	0	1	\$1,200 Per Month
Main South 1 Br All Incl	0	1	\$1,100 Per Month

### Totals for Year 1

<b>Total Number of Units</b>			<b>5</b>
<b>Total Area (Sum of Units)</b>			<b>0 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$7,300 Per Month, \$87,600 Per Year</b>