INVESTMENT OPPORTUNITY

Ref:

ADDY SAEED
Sales Representative
Cityscape Real Estate Ltd. Brokerage
DIRECT: 877-439-2339 OFFICE: 416-292-479-4488

LOCATION:	Junction, Toronto, Ontario
CLOSE TO:	High Park / Dundas West
ASKING PRICE:	$1,949,800.00

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	$1,462,350.00	3.50%	$7,301.08	25	$87,612.96	
						$0.00	
						$0.00	
Mortgage Summary		$1,462,350.00		$7,301.08		$87,612.96	

Downpayment	**$487,450.00**	***ASKING PRICE:***	**$1,949,800.00**	**% DOWNPYMT:**	25%

EXPENSES YR END:	Annual	Avg/Suite
Taxes 2015	$10,513	
Insurance	$1,921	
Heating	$4,832	
Water	$832	
Hydro	$2,432	
Other		
Total Expenses	$20,530	

Closing Costs		
Land Transfer	$	35,471.00
Toronto Land Transfer	$	34,721.00
Lawyer Fees	$	2,000.00
Building Inspection		
Mortgage Brokerage Fee		
Lending Fee		
Engineering Report	$	1,500.00
Total Closing Costs	$	73,692.00
Total Cash Needed	$	561,142.00

BUILDING REVENUE	Est Month	Annual
1 x 1 Br L Split	$ 1,200.00	$ 14,400.00
1 x 1+1 Br U Split	$ 1,690.00	$ 20,280.00
1 x 3+1 Br 2nd	$ 2,800.00	$ 33,600.00
1 Bst Comm	$ 490.00	$ 5,880.00
1 x Commercial	$ 3,490.00	$ 41,880.00
Parking	$ 300.00	$ 3,600.00
Other Income	$ -	$ -
Total Monthly Income	$ 9,970.00	$ 119,640.00
Avg/Unit	$ 1,994.00	$ 23,928.00
Total Revenue	$ 9,970.00	$ 119,640.00
Less Vacancy 2%		$ 2,392.80
Effective Gross Income		$ 117,247.20
Less Operating Expense		$ 20,530.00
NET INCOME		$ 96,717.20
Less Mortgage Pymts		$ 87,612.96
CASH FLOW		$ 9,104.24
Add Principal Recap		$ 37,391.74
ROI		$ 46,495.98

RATIO ANALYSIS	
Exp/Inc Ratio	18%
Cap Rate	4.96%
Cash Return 1st year	1.87%
ROI	10%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

DIRECT: 1-877-439-2339 OFFICE: 416-479-4488

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