

Mimico 9 Plex Renovated

Mimico, Ontario

Presented by:

Addy Saeed

Cityscape Real Estate Ltd., Brokerage

144 Simcoe Street
Toronto, Ontario M5H3E5

Office: 416-479-4488
Mobile: 1-877-439-2339
Fax: 1-888-937-9944

addy@heyaddy.com
www.HeyAddy.com
Twitter: @heyaddy

All information collected from sources deemed reliable and accurate. NO warranty is offered by Cityscape Real Estate Ltd., Brokerage and prospects are advised to conduct their own due diligence to confirm the publishing.

Overview

Mimico 9 Plex Renovated

Mimico, Ontario

Addy Saeed

416-479-4488

addy@heyaddy.com

www.HeyAddy.com

Purchase Info

Square Feet (9 Units)	6,500
Purchase Price	\$1,800,000
Initial Cash Invested	\$432,000

Income Analysis

	Monthly	Annual
Net Operating Income	\$7,368	\$88,416
Cash Flow	\$553	\$6,639

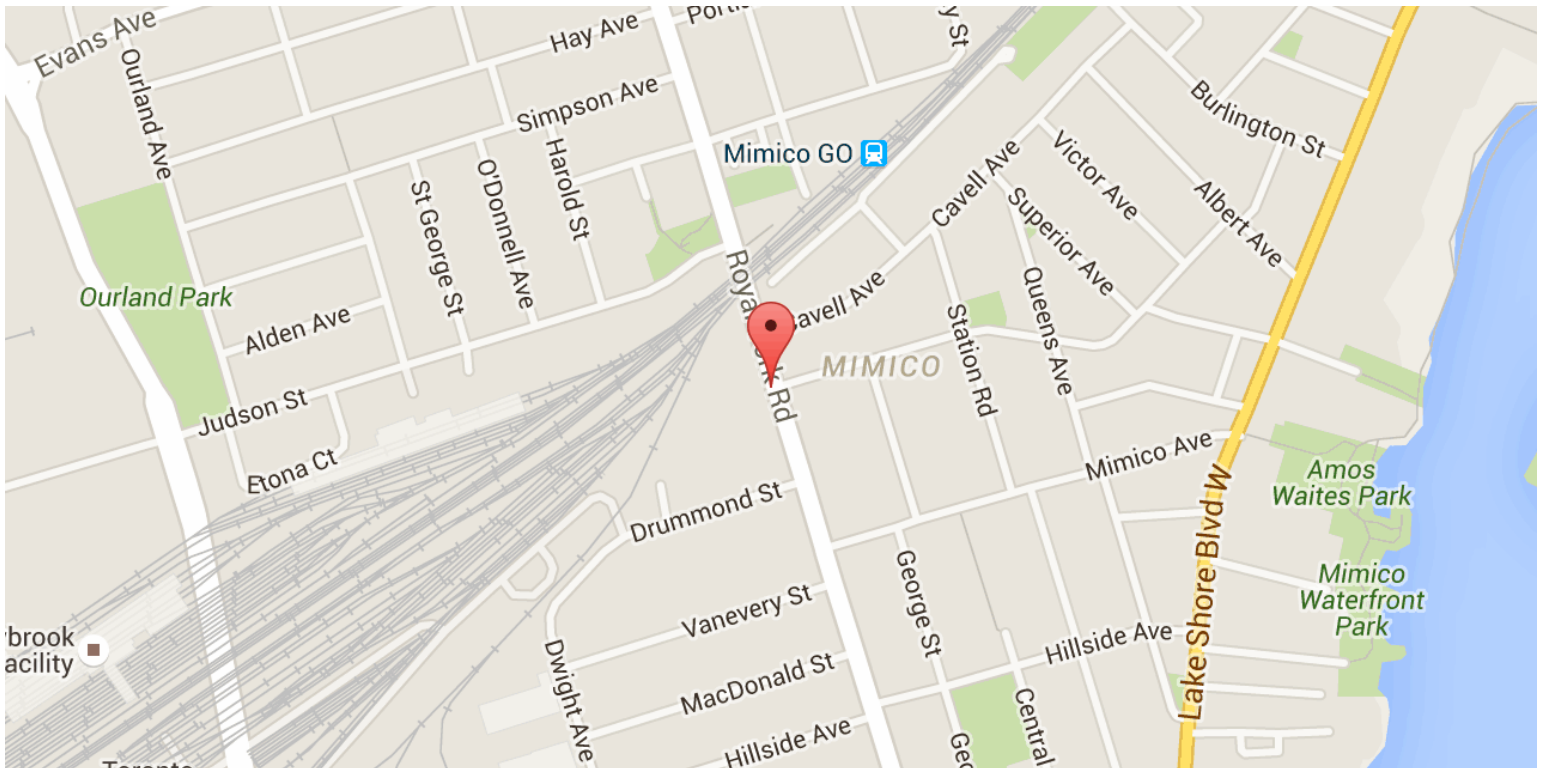
Financial Metrics

Cap Rate (Purchase Price)	4.9%
Cash on Cash Return (Year 1)	1.5%
Internal Rate of Return (Year 10)	13.6%
Sale Price (Year 10)	\$2,419,049

8 Legal Units 1 Bachelor in Basement

5 X 1 Bedroom 3 X 2 bedrooms

Apartments individually metered



Purchase Analysis

Mimico 9 Plex Renovated

Mimico, Ontario

Addy Saeed

416-479-4488

addy@heyaddy.com

www.HeyAddy.com

Purchase Info	
Purchase Price	\$1,800,000
- First Mortgage	-\$1,440,000
- Second Mortgage	-\$0
= Downpayment	\$360,000
+ Buying Costs	\$72,000
+ Initial Improvements	\$0
= Initial Cash Invested	\$432,000
Square Feet (9 Units)	6,500
Cost per Square Foot	\$277
Monthly Rent per Square Foot	\$1.74
Cost per Unit	\$200,000
Average Monthly Rent per Unit	\$1,256

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$1,440,000	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	3%	
Payment	\$6,814.74	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	13.3
Operating Expense Ratio	33.5%
Debt Coverage Ratio	1.08
Cap Rate (Purchase Price)	4.9%
Cash on Cash Return	1.5%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	2.0%
Income Inflation Rate	2.0%
Expense Inflation Rate	1.0%
LTV for Refinance	70.0%
Selling Costs	\$126,000

Income	Monthly	Annual
Gross Rent	\$11,300	\$135,600
Vacancy Loss	-\$226	-\$2,712
Operating Income	\$11,074	\$132,888

Expenses (% of Income)	Monthly	Annual
Taxes (11%)	-\$1,235	-\$14,817
Insurance (3%)	-\$300	-\$3,600
Hydro (2%)	-\$170	-\$2,041
Heat/Gas (5%)	-\$602	-\$7,223
Utilities (3%)	-\$284	-\$3,408
Cleaning & Maintenance (6%)	-\$615	-\$7,383
Super (5%)	-\$500	-\$6,000
Operating Expenses (33%)	-\$3,706	-\$44,472

Net Performance	Monthly	Annual
Net Operating Income	\$7,368	\$88,416
- Mortgage Payments	-\$6,815	-\$81,777
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$553	\$6,639

Buy and Hold Projection

Mimico 9 Plex Renovated

Mimico, Ontario

Addy Saeed
416-479-4488
addy@heyaddy.com
www.HeyAddy.com

Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$135,600	\$138,312	\$141,078	\$146,778	\$162,055	\$197,544	\$240,805
Vacancy Loss	-\$2,712	-\$2,766	-\$2,822	-\$2,936	-\$3,241	-\$3,951	-\$4,816
Operating Income	\$132,888	\$135,546	\$138,257	\$143,842	\$158,813	\$193,593	\$235,988

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Taxes	-\$14,817	-\$14,966	-\$15,115	-\$15,419	-\$16,206	-\$17,901	-\$19,774
Insurance	-\$3,600	-\$3,636	-\$3,672	-\$3,746	-\$3,937	-\$4,349	-\$4,804
Hydro	-\$2,041	-\$2,061	-\$2,082	-\$2,124	-\$2,232	-\$2,465	-\$2,723
Heat/Gas	-\$7,223	-\$7,296	-\$7,369	-\$7,517	-\$7,900	-\$8,727	-\$9,640
Utilities	-\$3,408	-\$3,442	-\$3,476	-\$3,546	-\$3,727	-\$4,117	-\$4,548
Cleaning & Maintenance	-\$7,383	-\$7,456	-\$7,531	-\$7,682	-\$8,074	-\$8,919	-\$9,852
Super	-\$6,000	-\$6,060	-\$6,121	-\$6,244	-\$6,562	-\$7,249	-\$8,007
Operating Expenses	-\$44,472	-\$44,917	-\$45,366	-\$46,278	-\$48,639	-\$53,727	-\$59,348

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$88,416	\$90,629	\$92,891	\$97,564	\$110,175	\$139,865	\$176,640
- Mortgage Payments	-\$81,777	-\$81,777	-\$81,777	-\$81,777	-\$81,777	-\$81,777	-\$0
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$6,639	\$8,852	\$11,114	\$15,787	\$28,398	\$58,089	\$176,640
Cap Rate (Purchase Price)	4.9%	5.0%	5.2%	5.4%	6.1%	7.8%	9.8%
Cap Rate (Market Value)	4.8%	4.7%	4.7%	4.7%	4.6%	4.3%	4.0%
Cash on Cash Return	1.5%	2.0%	2.6%	3.7%	6.6%	13.4%	40.9%
Return on Equity	1.5%	1.6%	1.7%	1.8%	2.0%	2.0%	4.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,854,000	\$1,909,620	\$1,966,909	\$2,086,693	\$2,419,049	\$3,251,000	\$4,369,072
- Loan Balance	-\$1,400,620	-\$1,360,050	-\$1,318,254	-\$1,230,834	-\$988,088	-\$379,429	-\$0
= Equity	\$453,380	\$549,570	\$648,654	\$855,859	\$1,430,961	\$2,871,571	\$4,369,072
Loan-to-Value Ratio	75.5%	71.2%	67.0%	59.0%	40.8%	11.7%	0.0%
Potential Cash-Out Refi	-\$102,820	-\$23,316	\$58,582	\$229,851	\$705,246	\$1,896,271	\$3,058,351

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$453,380	\$549,570	\$648,654	\$855,859	\$1,430,961	\$2,871,571	\$4,369,072
- Selling Costs	-\$129,780	-\$133,673	-\$137,684	-\$146,069	-\$169,333	-\$227,570	-\$305,835
= Proceeds After Sale	\$323,600	\$415,896	\$510,971	\$709,791	\$1,261,628	\$2,644,001	\$4,063,237
+ Cumulative Cash Flow	\$6,639	\$15,491	\$26,605	\$55,817	\$172,040	\$614,058	\$1,799,631
- Initial Cash Invested	-\$432,000	-\$432,000	-\$432,000	-\$432,000	-\$432,000	-\$432,000	-\$432,000
= Net Profit	-\$101,761	-\$613	\$105,575	\$333,608	\$1,001,668	\$2,826,059	\$5,430,868
Internal Rate of Return	-23.6%	-0.1%	7.7%	12.5%	13.6%	12.0%	11.0%
Return on Investment	-24%	-0%	24%	77%	232%	654%	1,257%

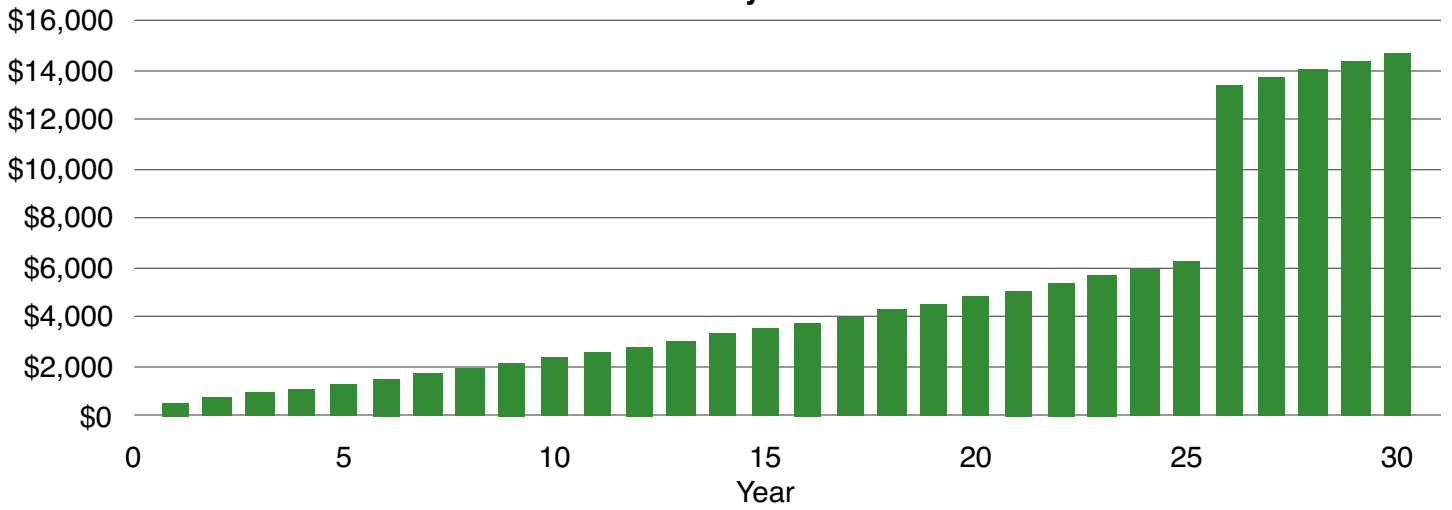
Graphs

Mimico 9 Plex Renovated

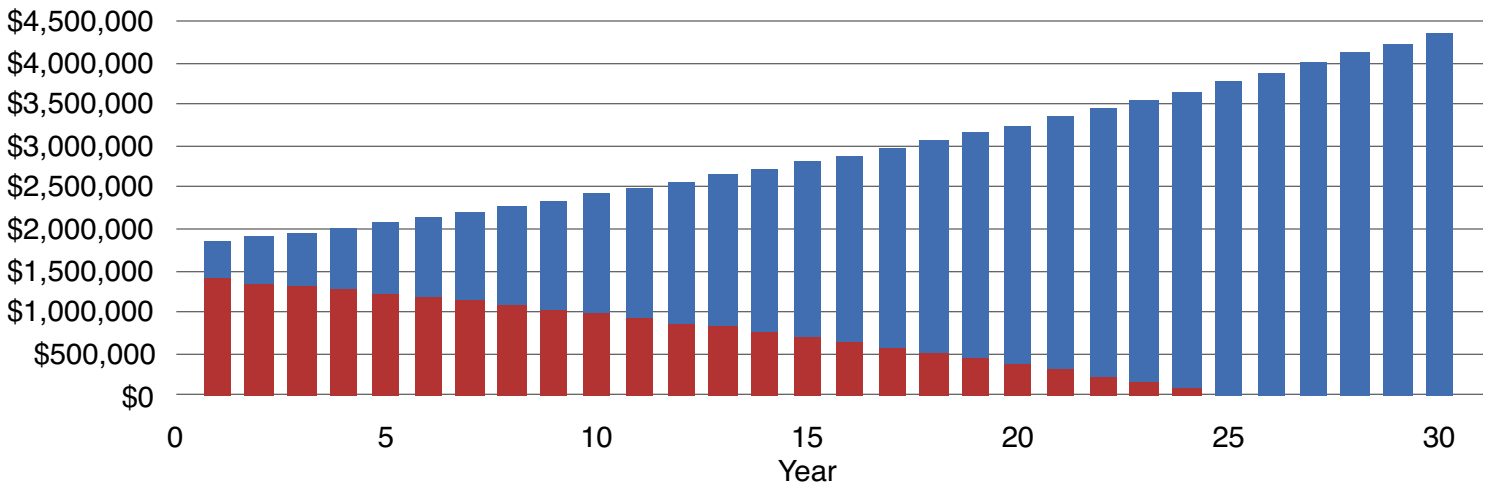
Mimico, Ontario

Addy Saeed
 416-479-4488
 addy@heyaddy.com
 www.HeyAddy.com

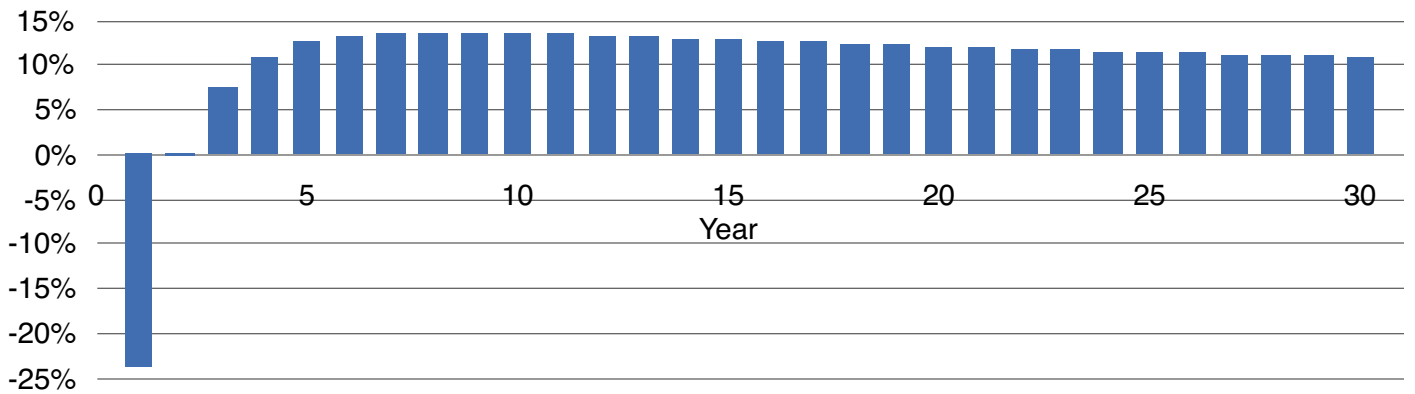
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

Mimico 9 Plex Renovated

Mimico, Ontario

Addy Saeed
416-479-4488
addy@heyaddy.com
www.HeyAddy.com

Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
1 Br Units	0	5	\$1,200 Per Month
2 Br Units	0	3	\$1,600 Per Month
Super Unit	0	1	\$500 Per Month

Totals for Year 1			
Total Number of Units			9
Total Area (Single Value)			6,500 Square Feet
Total Rent (Sum of Units)			\$11,300 Per Month, \$135,600 Per Year

The total property area may be greater than the sum of the unit areas due to common areas.