

INVESTMENT OPPORTUNITY

Ref:

ADDY SAEED

Sales Representative

RE/MAX ACTIVE REALTY INC., BROKERAGE

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

LOCATION:

Toronto

CLOSE TO:

Jane/Black Creek

NO. OF UNITS:

89

ASKING PRICE:

\$5,750,000.00

PRICE PER UNIT:

\$64,606.74

MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$4,312,500.00	4.00%	\$26,132.90	25	\$313,594.80	
						\$0.00	
						\$0.00	
Mortgage Summary		\$4,312,500.00		\$26,132.90		\$313,594.80	

CASH REQUIRED:

\$1,437,500.00

ASKING PRICE:

\$5,750,000.00

% DOWNPYMT:

25%

EXPENSES YR END:	Annual	Avg/Suite
Taxes 2010	\$42,952	\$483
Insurance	\$5,000	\$56
Gas	\$20,000	\$225
Water	\$20,000	\$225
Hydro	\$20,000	\$225
Salaries		\$0
Management 3%	\$20,000	\$225
Maint & Repairs	\$10,000	\$112
		\$0
		\$0
Other		\$0
Total Expenses	\$137,952	\$1,550

Property Description:

Approx Age	
Lot Size	
Construction	
No. of Storeys	
Balconies	
Elevator	
Intercom	
Hallway Floors	
Suite Floors	
Heating Type	
Domestic H.W.	
Washer/Dryer (o/c)	
Fridge/Stove (o/c)	
Parking/Garage	
Leases	
Hydro Paid By	

BUILDING REVENUE	Est Month	Annual
x Bachelor		\$ -
34 x 1-Bedroom @650	\$ 22,100.00	\$ 265,200.00
7 x 2-Bedroom @ 850	\$ 5,950.00	\$ 71,400.00
7 x 3-Bedroom @ 980	\$ 6,860.00	\$ 82,320.00
Parking		\$ -
Laundry		\$ -
Other Income		\$ -
Total Monthly Income	\$ 34,910.00	\$ 418,920.00
Avg/Unit	\$ 392.25	\$ 4,706.97
Total Revenue	\$ 34,910.00	\$ 418,920.00
Less Vacancy 3%		\$ 12,567.60
Effective Gross Income		\$ 406,352.40
Less Operating Expense		\$ 137,952.00
NET INCOME		\$ 268,400.40
Less Mortgage Pymts		\$ 313,594.80
CASH FLOW		-\$ 45,194.40
Add Principal Recap		\$ 143,710.51
ROI		\$ 98,516.11

RATIO ANALYSIS

Exp/Inc Ratio	34%
Cap Rate	4.67%
Cash Return 1st year	-3.14%
ROI	7%

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

ADDY SAEED

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

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