

Bloor West Village 7 Units

Bloor West Village, Ontario

Presented by:

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Overview

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Purchase Info

Square Feet (7 Units)	5,100
Purchase Price	\$1,398,000
Initial Cash Invested	\$581,220

Income Analysis

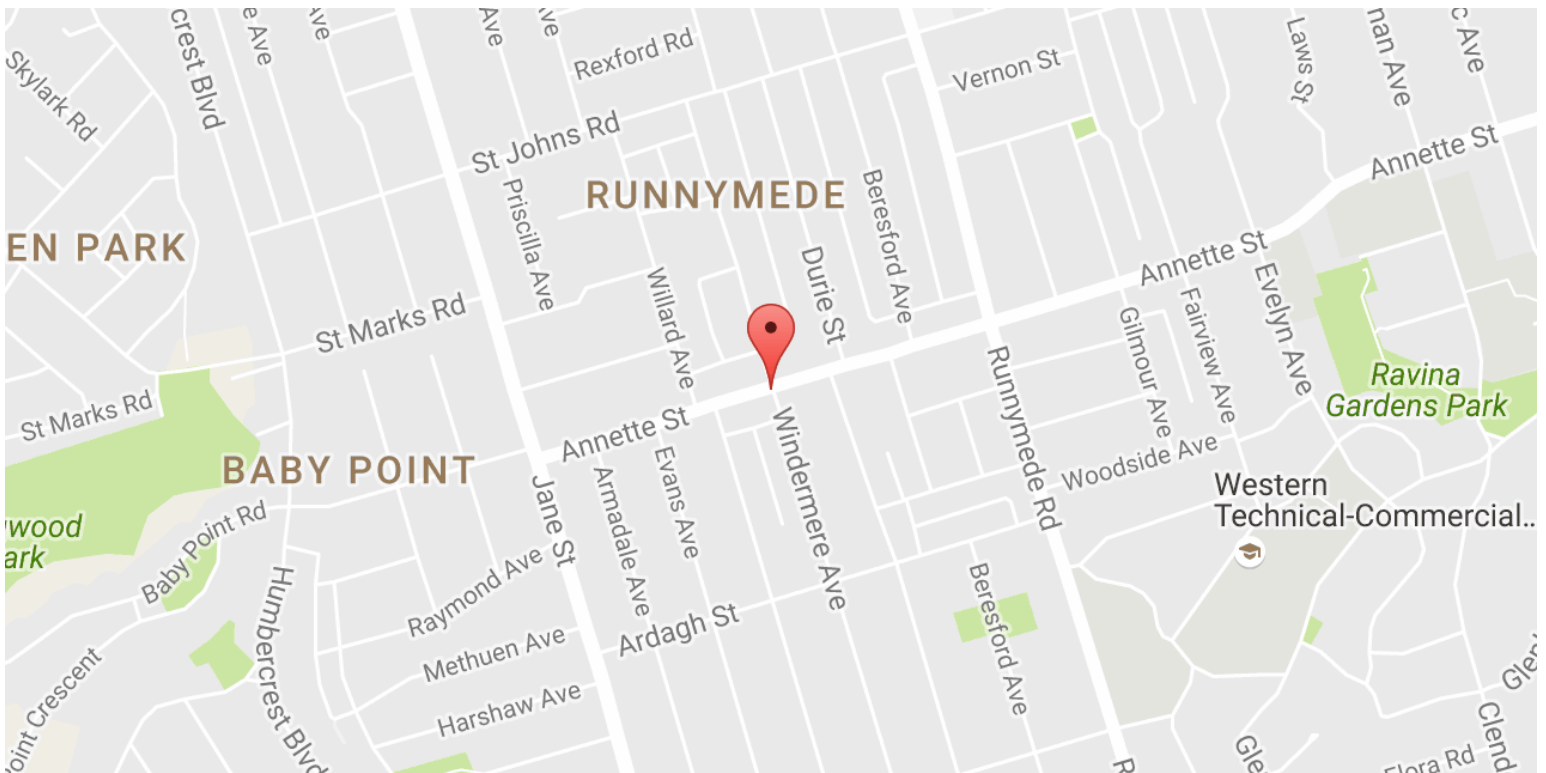
	Monthly	Annual
Net Operating Income	\$10,135	\$121,625
Cash Flow	\$4,552	\$54,618

Financial Metrics

Cap Rate (Purchase Price)	8.7%
Cash on Cash Return (Year 1)	9.4%
Internal Rate of Return (Year 10)	14.4%
Sale Price (Year 10)	\$1,878,795

5100 above ground square feet with 83'x197' lot and 7 units. Electric baseboard heating. 2 storey raised bungalow with brick exterior.

Future value based on \$250K renovations and renting out \$2,400,000



Purchase Analysis

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Purchase Info	
Purchase Price	\$1,398,000
- First Mortgage	-\$1,118,400
- Second Mortgage	-\$0
= Downpayment	\$279,600
+ Buying Costs	\$51,620
+ Initial Improvements	\$250,000
= Initial Cash Invested	\$581,220
Square Feet (7 Units)	5,100
Cost per Square Foot	\$274
Monthly Rent per Square Foot	\$2.33
Cost per Unit	\$199,714
Average Monthly Rent per Unit	\$1,700

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$1,118,400	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	3.5%	
Payment	\$5,583.84	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.8
Operating Expense Ratio	14.2%
Debt Coverage Ratio	1.82
Cap Rate (Purchase Price)	8.7%
Cash on Cash Return	9.4%

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	\$97,860

Income	Monthly	Annual
Gross Rent	\$11,900	\$142,800
Vacancy Loss	-\$238	-\$2,856
Laundry	\$150	\$1,800
Operating Income	\$11,812	\$141,744

Expenses (% of Income)	Monthly	Annual
Taxes (10%)	-\$1,179	-\$14,143
Insurance (2%)	-\$189	-\$2,266
Hydro (2%)	-\$200	-\$2,400
Water/Waste (1%)	-\$75	-\$900
Water Tank Rental (0%)	-\$34	-\$410
Operating Expenses (14%)	-\$1,677	-\$20,119

Net Performance	Monthly	Annual
Net Operating Income	\$10,135	\$121,625
- Mortgage Payments	-\$5,584	-\$67,006
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$4,552	\$54,618

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	\$142,800	\$145,656	\$148,569	\$154,571	\$170,659	\$208,033	\$253,591
Vacancy Loss	-\$2,856	-\$2,913	-\$2,971	-\$3,091	-\$3,413	-\$4,161	-\$5,072
Laundry	\$1,800	\$1,836	\$1,873	\$1,948	\$2,151	\$2,622	\$3,197
Operating Income	\$141,744	\$144,579	\$147,470	\$153,428	\$169,397	\$206,494	\$251,715

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Taxes	-\$14,143	-\$14,285	-\$14,428	-\$14,718	-\$15,469	-\$17,087	-\$18,875
Insurance	-\$2,266	-\$2,289	-\$2,312	-\$2,358	-\$2,478	-\$2,738	-\$3,024
Hydro	-\$2,400	-\$2,424	-\$2,448	-\$2,497	-\$2,625	-\$2,899	-\$3,203
Water/Waste	-\$900	-\$909	-\$918	-\$937	-\$984	-\$1,087	-\$1,201
Water Tank Rental	-\$410	-\$414	-\$418	-\$427	-\$448	-\$495	-\$547
Operating Expenses	-\$20,119	-\$20,321	-\$20,524	-\$20,936	-\$22,004	-\$24,307	-\$26,850

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$121,625	\$124,258	\$126,947	\$132,492	\$147,393	\$182,188	\$224,866
- Mortgage Payments	-\$67,006	-\$67,006	-\$67,006	-\$67,006	-\$67,006	-\$67,006	-\$0
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$54,618	\$57,252	\$59,941	\$65,486	\$80,387	\$115,182	\$224,866
Cap Rate (Purchase Price)	8.7%	8.9%	9.1%	9.5%	10.5%	13.0%	16.1%
Cap Rate (Market Value)	8.4%	8.4%	8.3%	8.2%	7.8%	7.2%	6.6%
Cash on Cash Return	9.4%	9.9%	10.3%	11.3%	13.8%	19.8%	38.7%
Return on Equity	15.6%	13.5%	12.0%	10.0%	7.3%	5.2%	6.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,439,940	\$1,483,138	\$1,527,632	\$1,620,665	\$1,878,795	\$2,524,944	\$3,393,313
- Loan Balance	-\$1,089,803	-\$1,060,196	-\$1,029,544	-\$964,955	-\$782,441	-\$307,134	-\$0
= Equity	\$350,137	\$422,942	\$498,088	\$655,710	\$1,096,354	\$2,217,809	\$3,393,313
Loan-to-Value Ratio	75.7%	71.5%	67.4%	59.5%	41.6%	12.2%	0.0%
Potential Cash-Out Refi	-\$81,845	-\$21,999	\$39,798	\$169,510	\$532,715	\$1,460,326	\$2,375,319

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$350,137	\$422,942	\$498,088	\$655,710	\$1,096,354	\$2,217,809	\$3,393,313
- Selling Costs	-\$100,796	-\$103,820	-\$106,934	-\$113,447	-\$131,516	-\$176,746	-\$237,532
= Proceeds After Sale	\$249,341	\$319,122	\$391,154	\$542,263	\$964,838	\$2,041,063	\$3,155,781
+ Cumulative Cash Flow	\$54,618	\$111,871	\$171,811	\$299,982	\$671,502	\$1,660,874	\$3,375,276
- Initial Cash Invested	-\$581,220	-\$581,220	-\$581,220	-\$581,220	-\$581,220	-\$581,220	-\$581,220
= Net Profit	-\$277,260	-\$150,227	-\$18,255	\$261,025	\$1,055,120	\$3,120,717	\$5,949,837
Internal Rate of Return	N/A	-14.7%	-1.2%	9.1%	14.4%	14.7%	14.1%
Return on Investment	-48%	-26%	-3%	45%	182%	537%	1,024%

Graphs

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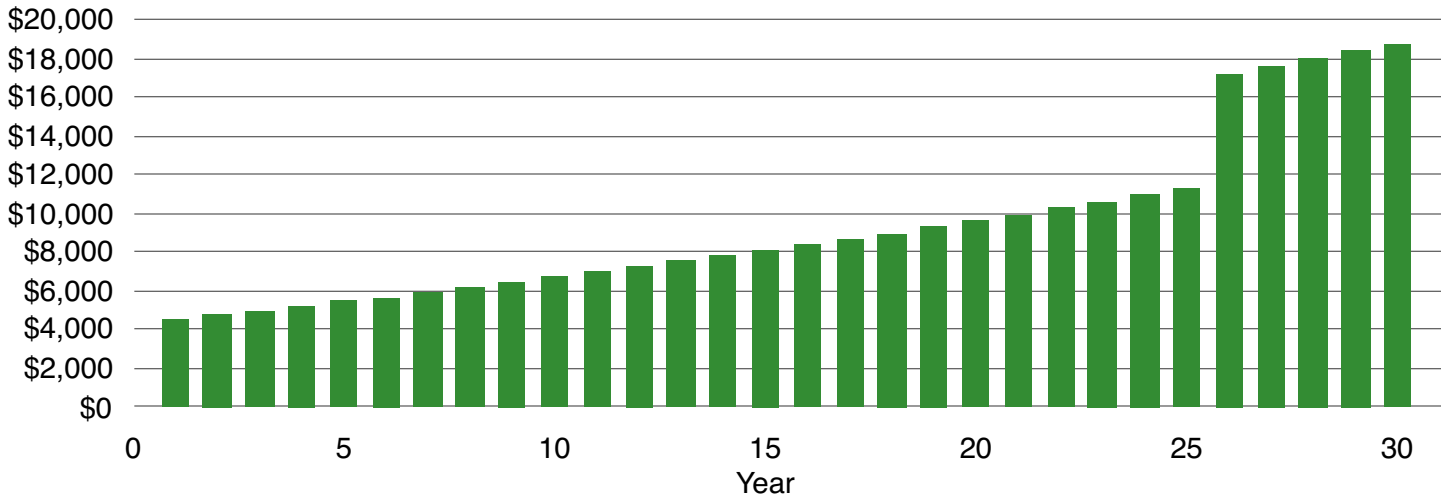
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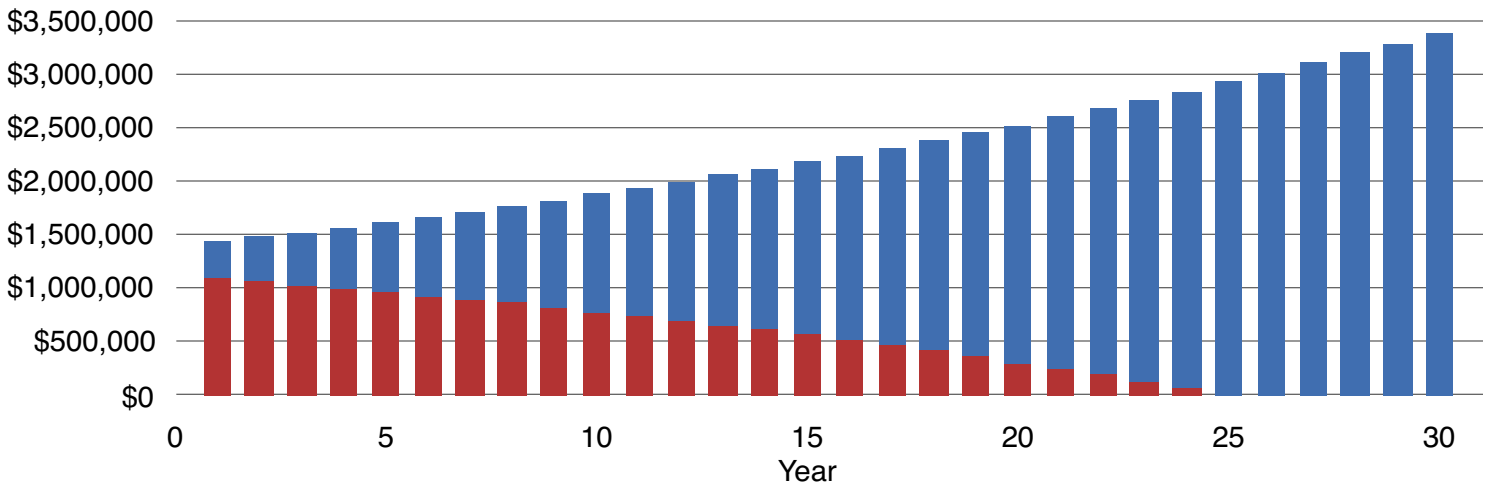
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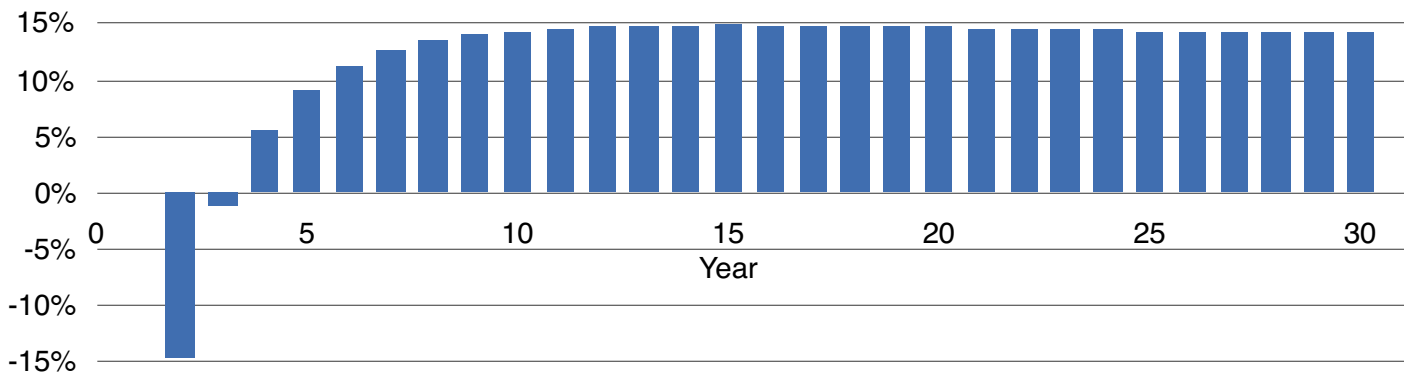
Monthly Cash Flow



■ 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)
1 Bedroom	525	6	\$1,650 Per Month
2 Bedroom	775	1	\$2,000 Per Month
Totals for Year 1			
Total Number of Units			7
Total Area (Single Value)			5,100 Square Feet
Total Rent (Sum of Units)			\$11,900 Per Month, \$142,800 Per Year

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

Itemized Closing Costs

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Buying Costs

Legal	\$3,000
Land Transfer Tax	\$24,435
Inspection Report	\$500
Toronto Land Transfer Tax	\$23,685
Total	\$51,620