

Property Snapshot

Property Address: #128 Building 3 Seasons

8 - 10% Solution Score: 8.4% MLS #: _____

Calculated at Ceiling Price of: \$ 168,000

20% Down Payment: \$ 33,600

VTB and/or RRSP \$ —

Property Transfer Tax \$ 3,360 1,680

Reserve Fund (2% of Purchase Price) \$ 3,360

Vacancy Under Renovation \$ —

Renovation Estimate \$ —

Adjustments and Interest \$ 500

Insurance (Annual) \$ 250

Legal Fees \$ 1,200 GST/HST \$ —

Incorporation Costs \$ — Multi-lock Conversion \$ —

Register Trust Declaration/JVA \$ — Furniture & Chattels \$ —

Managerial Loan \$ 2,500

Appraisal \$ 400

Inspection \$ 300

Initial Advertising \$ —

Mortgage on \$ 134,400 @ 3.8% for 5 years = \$ 576.72 P/I \$ 523 @ 3.1

(Projected) \$ 240 Strata Fee

\$ — Bank Fee

\$ 100 Property Tax

\$ 20 Insurance Costs

Total Rental Income \$ 1,175 \$ — Vacancy Allowance

Total Monthly Expense \$ 946 \$ — Maint/Repairs/Cleaning

Projected Cash Flow \$ 229 \$ — Utilities

\$ — Chattels/Disposables

Risk Analysis 2% Rate Increase Would Equal \$ 166 Per Month Additional Expense