



GODA | properties

LIST PRICE		\$398,500.00		
South West Calgary		2 Year Term		
	%	Monthly Figures	Actual Figures	
Purchase Price	98%		\$	389,000
Financing Information				
1st Mortgage	80%		\$311,200	
2nd Mortgage	0.00%		\$0	
Total Mortgage			\$311,200	
Investment				
Down Payment	20.00%		\$77,800	
Land Transfer Tax		NONE IN ALBERTA!!!	\$0	
Legal Costs			\$1,200	
Bank Appraisal		Inspection covered by tenant	\$325	
Placement Fee (3% of purchase price)			\$11,670	
Less: Security Deposit (from Lessee)			(\$20,000)	
Total Investment	18.25%		\$70,995	
Profit from Sale/Transfer				
Sale/Transfer Price			\$413,500	
Less: Remaining 1st Mortgage			(\$297,735)	
Less: Remaining 2nd Mortgage			\$0	
Less: Legal Cost to discharge			(\$1,000)	
Less: Initial Investment			(\$70,995)	
Less: Security Deposit (from Lessee)			(\$20,000)	
Less: Monthly Credits to Lessee	\$450	/month over a	24	Month Term =
Total Profit from Sale/Transfer			\$12,971	
Gain From Monthly Cashflow				
Lease Payments			\$2,500	
Less: Debt Service - 1st Mortgage:	2.89%	Interest Rate=	(\$1,291)	
Less: Debt Service - 2nd Mortgage	7.00%	Interest Only=	\$0	
Less: Property Tax	\$2,447		(\$204)	
Less: Insurance + Strata if appl	\$1,800		(\$150.00)	
Less: Miscellaneous	\$500		(\$41.67)	
Total Profit from Cashflow			<b">\$814</b">	
Net Profit			\$32,498	
Return on Investment (Per Annum)			22.9%	

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