



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 =	(\$10,800)
Total Profit from Sale/Transfer			\$12,971
Gain From Monthly Cashflow			
Lease Payments		\$2,500	\$60,000
Less: Debt Service - 1st Mortgage:	2.89%	Interest Rate= (\$1,291)	(\$30,978)
Less: Debt Service - 2nd Mortgage	7.00%	Interest Only= \$0	\$0
Less: Property Tax	\$2,447	(\$204)	(\$4,894)
Less: Insurance + Strata if appl	\$1,800	(150.00)	(\$3,600)
Less: Miscellaneous	\$500	(41.67)	(\$1,000)
Total Profit from Cashflow		\$814	\$19,528
Net Profit			\$32,498
Return on Investment (Per Annum)			22.9%

