

Cashflow Projection for 305 - 91 Cosgrove Crescent

<u>ACQUISTION PRICE</u>		\$120,000.00		
<u>APPRAISED VALUE</u>		\$0.00 \$120,000.00		
	Appraised	Market		
Financial Breakdown		<u>% of the deal</u>		
Down Payment or Cash-to-Mortgage	25.00%	\$30,000.00		
Vendor Take Back Mortgage	0.00%	\$0.00		
First Mortgage	75.00%	\$90,000.00		
Second Mortgage	0.00%	\$0.00		
Extra Money to Account For		<u>\$120,000.00</u>		
Income				
Market Rent	<u>Weekly</u>	<u>Monthly</u>	<u>Annual</u>	
	\$242.31	\$1,050.00	\$12,600.00	
Vacancy Rate (Monthly Percentage Rate based on Total Rent)	5.00%	<u>\$0.61</u>	<u>\$52.50</u>	<u>\$630.00</u>
Income (1 st Year)		\$241.70	\$997.50	\$11,970.00
Free Rent Rebate		\$0.00	\$0.00	\$0.00
		\$241.70	\$997.50	\$11,970.00
Expenses				
Property Taxes		\$20.77	\$90.00	\$1,080.00
Condo Fees		\$81.92	\$355.00	\$4,260.00
Advertising		\$5.77	\$25.00	\$300.00
Insurance		\$2.31	\$10.00	\$120.00
Repairs and Maintenance factor	5.00%	\$12.12	\$52.50	\$630.00
Property Management	9.00%	\$21.81	\$94.50	\$1,134.00
Miscellaneous		\$0.00	\$0.00	\$0.00
Heat (Tenant)		\$0.00	\$0.00	\$0.00
Electricity (Tenant)		\$0.00	\$0.00	\$0.00
Water/Sewer/Garbage		\$0.00	\$0.00	\$0.00
Expenses (1 st Year)		\$144.69	\$627.00	\$7,524.00
Cash Flow Before Debt Payment		<u>\$97.01</u>	<u>\$370.50</u>	<u>4,446.00</u>
		Bi-weekly	Monthly	Annual
First Mortgage Payment (interest + principal)	3.25%	\$165.20	\$357.93	\$4,295.15
Second Mortgage Payment	0.00%	\$0.00	\$0.00	\$0.00
Vendor Takeback Payment	0.00%	\$0.00	\$0.00	\$0.00
Cash Flow		<u>\$28.82</u>	<u>\$12.57</u>	<u>\$150.85</u>
Mortgage Principle reduction (1st Year Monthly Average)				\$0.00
TOTAL CASH FLOW				<u>\$150.85</u>