

# FEATURE SHEET

## Langley Duplex to Fourplex

Purchase Price		\$692,000
Down Payment	20%	\$138,400
Renovations and Cointingency		\$40,000
Property Transfer Tax PT		\$11,840
Closing Costs on Purchase		\$1,000



Holding Costs Based on 3 month Hold		\$0
(Monthly Cost)	\$3,073.39	

Location and Strategy Fee + GST 1.0%		\$6,920
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Investment		\$198,160
mortgage rate/amount	2.50%	\$553,600
Loan term (yrs)/pymnts per yr	30	12
Monthly Mortgage payment		\$2,187

### Buy Hold Duplex with 4 suites

3 bed up projected market rent	\$1,200 times 2	Rent	residential	\$4,800
3 bed down	\$1,200 times 2	storage		\$0
	\$0 times	Mort. Pymt.		\$2,187
	\$0 times	Taxes		\$586
	\$4,800 Total	Insurance		\$200
		Manage	10%	\$480
		Maint.	5%	\$240
		Vacancy	5%	\$240
		<b>Totals</b>		<b>\$3,933</b>
		<i>Cashflow</i>		<i>\$867</i>

### RETURN ON INVESTMENT (ROI)

Investment	\$198,160			
Mortgage Balance	\$364,000			
Total Investment with purchase costs	\$198,160			
		Current Use Market Rent		
		unit 20278	6 bed	\$1,800
		unit 20276	6 bed	\$2,100
<b>Projected Monthly Cash Flow</b>	<b>\$867</b>	garage per	unit	3
<b>Cash on Cash Return</b>	<b>7.20%</b>		<b>Total</b>	<b>\$0</b>
				<b>\$3,900</b>

SIDE BY SIDE DUPLEX 4400 sq. ft. Currently tenant occupied . The property is nicely updated and modernized it has the kitchens downstairs already to make it a fourplex 4 -3 bed suites. Current use it is rented for \$3900/mo. If change the use to a fourplex the rents would increase to \$4800 per month and give a net cashflow of \$867 per month . On designated OCP lot, close to schools (Nikomekl Elementary, HD Stafford Middle, Brookswood Secondary) 3 minutes from Langley centre, Willowbrook shopping.



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The calculations and assumptions listed above are estimates only for illustration purposes. Raising Wealth Investments does not guarantee its accuracy. Each purchaser is responsible for performing their own evaluation and forecast and due diligence.