

FEATURE SHEET

32877 6th ave Mission Duplex to Fourplex

Purchase Price	\$435,000
Down Payment 20%	\$87,000
Renovations and Cotingency	\$45,000
Property Transfer Tax PT	\$6,600
Closing Costs on Purchase	\$1,000

Holding Costs Based on 3 month Hold \$0
(Monthly Cost) \$2,053.02

Location and Strategy Fee + GST 1.0% \$4,350

Total Investment	\$143,950
mortgage rate/amount 2.50%	\$348,000
Loan term (yrs)/pymnts per yr 30 12	
Monthly Mortgage payment	\$1,375

Buy Hold Duplex with 4 suites

3 bed up projected market rent	\$1,200 times 2
1 bed down	\$650 times 2
	\$0 times
	\$0 times
	\$3,700 Total

RETURN ON INVESTMENT (ROI)

Total Investment with purchase costs	\$143,950
Mortgage Balance \$364,000	
Projected Monthly Cash Flow	\$885
Cash on Cash Return	7.30%
Annual ROI based on 5yr. 3% appr. per year	24.40%



BUY AND HOLD PROJECTED STRATEGY

Rent	residential	\$3,700
	storage	\$0
Mort. Pymt.		\$1,375
Taxes		\$450
Utilities		\$100
Insurance		\$150
Manage	10%	\$370
Maint.	5%	\$185
Vacancy	5%	\$185
Totals		\$2,815
Cashflow		\$885

Current Use Market Rent

unit 32877	4 bed	\$1,200
unit 32879	4 bed	\$1,200
garage per	unit	\$0
	3	
Total		\$2,400

Solid "Good Bones" Well built 3940 sq. ft. The property is outdated but has been well maintained . The basements are finished and rough plumbed in for additional kitchens as well as the electrical panels are 125 amp per side. I have it under contract for \$30,000 below assessed value. The owner needs to sell because he is sick. Central location 1.3 km to shopping and 1 block from Mission Secondary. Currently rented \$2400/mo. If change the use to a fourplex the rents would increase to \$3700/mth. and give a net cashflow of \$885 per month . If you would like a hassle free turnkey investment that can be discussed.



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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 dilligence.