

FEATURE SHEET

32877 6th ave Mission Duplex to Fourplex

Purchase Price		\$435,000
Down Payment	20%	\$87,000
Renovations and Cointingency		\$45,000
Property Transfer Tax PT		\$6,600
Closing Costs on Purchase		\$1,000
 Holding Costs Based on 3 month Hold (Monthly Cost)		\$0 \$2,053.02



Location and Strategy Fee + GST 1.0%	\$4,350
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Total Investment	\$143,950
mortgage rate/amount	2.50%
Loan term (yrs)/pymnts per yr	30 12
Monthly Mortgage payment	\$1,375

Buy Hold Duplex with 4 suites			BUY AND HOLD PROJECTED STRATEGY		
3 bed up projected market rent		\$1,200 times 2	Rent	residential	\$3,700
1 bed down		\$650 times 2		storage	\$0
		\$0 times	Mort. Pymt.		\$1,375
		\$0 times	Taxes		\$450
		\$0 times	Utilities		\$100
		\$0 times	Insurance		\$150
		\$3,700 Total	Manage	10%	\$370
			Maint.	5%	\$185
			Vacancy	5%	\$185
			Totals		\$2,815
			Cashflow		\$885

RETURN ON INVESTMENT (ROI)

Total Investment with purchase costs	\$143,950	Cashflow	\$885
Mortgage Balance	\$364,000		
Projected Monthly Cash Flow	\$885	Current Use Market Rent	
Cash on Cash Return	7.30%	unit 32877	4 bed
Annual ROI based on 5yr. 3% appr. per year	24.40%	unit 32879	4 bed
		garage per	unit
			3
			\$0
		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 The property is outdated but has been well maintained.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.

Raising Wealth Investments

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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.

