

Investor Analysis		\$280,000.00		
Current Residence		3 Year Term		
	%	Monthly Figures	Actual Figures	
Purchase Price			\$ 280,000	
Financing Information				
1st Mortgage	80%		\$224,000	
2nd Mortgage/LOC	0%		\$0	
Total Mortgage			\$224,000	
Investment				
Down Payment	20%		\$56,000	
Land Transfer Tax			\$0	
Appraisal			\$400	
Legal Costs (incl. Disbursements)			\$1,450	
Tenant Locator Fee (incl. HST)	100%		\$13,650	
Less: Security Deposit (from Lessee)			(\$18,000)	
Total Investment	19.11%		\$53,500	
Profit from Sale/Transfer				
Sale/Transfer Price			\$324,135	
Less: Remaining 1st Mortgage			(\$214,187)	
Less: Remaining 2nd Mortgage			\$0	
Less: Legal Cost to discharge			(\$350)	
Less: Tenant Locator Fee (incl. HST)	0%		\$0	
Less: Initial Investment			(\$53,500)	
Less: Security Deposit (from Lessee)			(\$18,000)	
Less: Monthly Credits to Lessee	\$490	/month over a	36	Month Term =
Total Profit from Sale/Transfer			\$20,444	
Gain From Monthly Cashflow				
Lease Payments			\$2,100	
Less: Debt Service - 1st Mortgage:	3.79%	Interest Rate=	(\$960)	
Less: Debt Service - 2nd Mortgage:	0.00%	Interest Only=	\$0	
Less: Property Tax			(\$171.03)	
Less: Insurance			(\$80.00)	
Less: Maintenance Fee			0.00	
Total Profit from Cashflow			\$889	
Net Profit				
Cash on Cash Return			20%	
Return on Investment (Per Annum)			33%	

Joint Venture Partnership	Shares	Cash flow	Net	ROI (P.A.)
JV Partner #1	50%	\$444.54	\$26,225.36	16%
JV Partner #2	50%	\$444.54	\$26,225.36	16%

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