

**ESTIMATE - Financial Analysis - Forest Height**  
**Whitby**  
**3 Year Term**

	%	Monthly Figures	Actual Figures
<b>Purchase Price</b>		\$425,000	Appraisal
<b>Financing Information</b>			
1st Mortgage	80%	\$340,000	
<b>Total Mortgage</b>		<b>\$340,000</b>	
<b>Investment</b>			
Down Payment	20%	\$85,000	
Land Transfer Tax		\$5,000	
Legal Costs		\$3,000	
Disbursements (GST + PST)		\$0	
Tenant Locator Fee		\$4,000	Estimate
Less: Security Deposit (from Lessee)		(\$40,000)	
<b>Total Investment</b>	13.41%	<b>\$57,000</b>	
<b>Profit from Sale/Transfer</b>			
Sale/Transfer Price	3.5/ 3.5% / 3.5%	\$471,205	
Add: Exercise of option		\$2,000	
Less: Remaining 1st Mortgage		(\$319,283)	
Less: Legal Cost to discharge		(\$1,000)	
Less: Initial Investment		(\$57,000)	
Less: Security Deposit (from Lessee)		(\$40,000)	
Less: Monthly Credits to Lessee	\$400	36	(\$14,400)
<b>Total Profit from Sale/Transfer</b>			<b>\$41,522</b>
<b>Gain From Monthly Cashflow</b>			
Lease Payments		\$2,500	\$90,000
Less: Debt Service - 1st Mortgage	3.39%	(\$1,501)	(\$54,054)
Less: Property Tax		(\$450)	(\$16,200)
Less: Insurance		(100.00)	(\$3,600)
Less: Maintenance Fee		0	\$0
<b>Total Profit from Cashflow</b>		<b>\$449</b>	<b>\$16,146</b>
<b>Net Profit</b>			<b>\$57,668</b>
<b>Return on Investment (Per Annum)</b>			<b>34%</b>



