

FEATURE SHEET

Maple Ridge House with 3 Suites

Purchase Price		\$550,000
Down Payment	20%	\$110,000
*Renovations + Reserve Fund + PT Tax		\$29,250
Total Investment		\$139,250
Mortgage for 35 years	2.25%	\$440,000
<i>Monthly Rent Total</i>		\$3,350



Monthly Expenses

Monthly Mortgage payment		\$1,512
Taxes		\$350
Insurance		\$175
Utilities		\$60
Management Fees	10%	\$335
Vacancy	5%	\$168
Maintenance	3%	\$101
TOTAL Monthly Expenses		\$2,700



Monthly Positive Cash Flow	\$650
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RETURN ON INVESTMENT (ROI)

Market Value in 5 yrs.	3%	\$632,500
Original Purchase Price plus *		\$579,250
Net market increase		\$53,250
Positive Cash Flow over 5 years		\$39,000
Mortgage Pay Down in 5 years		\$90,720
Total Rate of Return in 5 years		131%
Return on Investment per year		26.3%



This 7 year old Property is located in Maple Ridge, it is 4067sq. ft. house with 4 bedroom and den up and a legal 2 bedroom suite and 1 bedroom suite down, all with separate entrances. The house is in an excellent area for schools and shopping and is an easy place to rent. B.C. Assessment \$584,000. If you want a piece of this sound investment it is being offered as a 50/50 Jv split.



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