

Financial Analysis - Grant Barrie, On 3 Year Term

	%	Monthly Figures	Actual Figures
Purchase Price			\$330,000
Financing Information			
1st Mortgage	80%		\$264,000
Total Mortgage			\$264,000
Investment			
Down Payment	20%		\$66,000
Land Transfer Tax			\$3,425
Legal Costs (incl Disbursements)			\$1,600
Appraisal			\$0
Tenant Locator Fee (incl HST)			\$13,052
Less: Security Deposit (from Lessee)			(\$33,000)
Total Investment	15.48%		\$51,077
Profit from Sale/Transfer			
Sale/Transfer Price	2.85% p.a.		\$359,027
Add: Exercise of Option Fee			\$2,000
Less: Remaining 1st Mortgage			(\$248,190)
Less: Legal Cost to discharge			(\$1,000)
Less: Initial Investment			(\$51,077)
Less: Security Deposit (from Lessee)			(\$33,000)
Less: Monthly Credits to Lessee	\$152.00	36	(\$5,472)
Total Profit from Sale/Transfer			\$22,289
Gain From Monthly Cashflow			
Lease Payments		\$2,000.00	\$72,000
Less: Debt Service - 1st Mortgage	3.50%	(\$1,182)	(\$42,543)
Less: Property Tax		(\$208)	(\$7,488)
Less: Insurance		(85.00)	(\$3,060)
Less: Maintenance Fee		0	\$0
Total Profit from Cashflow		\$525	\$18,909
Net Profit			\$41,197
Return on Investment (Per Annum)			27%
Cash on Cash Ratio			12%
Tenant(s) Monthly Expense			
Tenant(s) Gross Monthly Income		Effective Rate	0.068836364
Tenant(s) Gross Debt Service Ratio (GDS)			\$7,080
Tenant(s) Total Monthly Debt Payments			28%
Tenant(s) Total Debt Service Ratio (TDS)			\$2,662
			38%

All information displayed is believed to be accurately calculated and reasonable estimates are made concerning future market trends however, we cannot predict future prices therefore the information is not guaranteed and should, with any investment be independently verified. No warranties or representations of any kind are made.