



GODA | properties

LIST PRICE		\$229,000.00		
NEW WEST OR SURREY, BC		2 Year Term		
	%	Monthly Figures		Actual Figures
Purchase Price	98%			\$ 225,000
Financing Information				
1st Mortgage	80%			\$180,000
2nd Mortgage	0.00%			\$0
Total Mortgage				\$180,000
Investment				
Down Payment	20.00%			\$45,000
Land Transfer Tax				\$2,500
Legal Costs				\$1,200
Bank Appraisal Fee				\$325
Placement Fee (2.5%)				\$5,625
Less: Security Deposit (from Lessee)				(\$10,000)
Total Investment	19.84%			\$44,650
Profit from Sale/Transfer				
Sale/Transfer Price				\$241,225
Less: Remaining 1st Mortgage				(\$172,334)
Less: Remaining 2nd Mortgage				\$0
Less: Legal Cost to discharge				(\$1,000)
Less: Initial Investment				(\$44,650)
Less: Security Deposit (from Lessee)				(\$10,000)
Less: Monthly Credits to Lessee	\$500	/month over a	24	Month Term =
Total Profit from Sale/Transfer				\$1,241
Gain From Monthly Cashflow				
Lease Payments				\$46,800
Less: Debt Service - 1st Mortgage:	2.99%	Interest Rate=	\$1,950	(\$756)
Less: Debt Service - 2nd Mortgage	7.00%	Interest Only=	\$0	(\$18,147)
Less: Property Tax	\$1,500		(\$125)	\$0
Less: Insurance + Strata if appl	\$3,600		(300.00)	(\$3,000)
Less: Miscellaneous	\$500		(41.67)	(\$7,200)
Total Profit from Cashflow			\$727	\$17,453
Net Profit				\$18,694
Return on Investment (Per Annum)				20.9%