

FEATURE SHEET

Maple Ridge Duplex Reno/Hold/Cashflow

Purchase Price		\$555,000
Down Payment	20%	\$111,000
Renovations and Cointingency		\$50,000
Property Transfer Tax PT		\$9,000
Closing Costs on Purchase		\$1,000
 Holding Costs Based on 3 month Hold		\$0
(Monthly Cost)		\$2,475.34

Location and Strategy Fee	1.0%	\$5,550
Investment		\$176,550
mortgage rate/amount	2.50%	\$444,000
Loan term (yrs)/pymnts per yr	30	12
Monthly Mortgage payment		\$1,740

Buy Hold Duplex with 4 suites

3 bed up 1dn projected market rent	\$1,600 times 2	Rent	residential	\$3,700
Add 1 large storage	\$300 times 1		storage	\$900
Add 1 extra Bachelor unit	\$500 times 1	Rent	residential	\$3,700
Garage	\$200 times 3		storage	\$900
	\$4,600 Total	Mort. Pymt.		\$1,740
		Taxes		\$450
		Insurance		\$150
		Manage	10%	\$370
		Maint.	5%	\$185
		Vacancy	5%	\$185
		Totals		\$3,080
		<i>Cashflow</i>		<i>\$1,520</i>

RETURN ON INVESTMENT (ROI)

Investment	\$176,550			
Mortgage Balance	\$440,000			
Total Investment with purchase costs	\$176,750			
		Current Rent		
		unit 21141 3 bed+den		\$1,300
		unit 21145 3 bed+den		\$1,400
Projected Monthly Cash Flow	\$1,520	garage per	unit	3
Cash on Cash Return	9.90%			\$185
			Total	\$3,255

FULL SIDE BY SIDE DUPLEX 3062 sq. ft. Currently under rented the rents can be significantly increased. Well kept slightly outdated property. The property is only 21 years old. The garage/shop rental in back has addition to add extra 2 rental units, one being possible boat storage. The property is also located on a 12,283 sq.ft lot. The proximity to the hospital and amenities is 4 minutes away. There is also a bus stop in front of the property. The property needs to be updated. For 50k. There are too many details to list

Raising Wealth Investments
Sgaan 250.626.7230
Email: sgaan@raisingwealth.com

