

FEATURE SHEET

Maple Ridge Reno/Flip

Purchase Price		\$150,000
Down Payment	20%	\$30,000
Renovations		\$40,000
Property Transfer Tax PT		\$3,000
Closing Costs on Purchase		\$1,000
Holding Costs Based on 1 year Hold		\$8,194
(Monthly Cost) \$682.15		
Location and Strategy Fee	3.5%	\$5,250
Investment		\$87,444
mortgage rate/amount	2.50%	\$120,000
Loan term (yrs)/pymnts per yr	30 12	
Projected Market Re Sale Price		\$240,000

Expenses Upon Sale

Realtors Fee	2.50%	\$6,000
Closing costs		\$750
TOTAL Expenses upon Sale		\$6,750

RETURN ON INVESTMENT (ROI)

Projected Market Re Sale Price		\$240,000
Investment	\$87,444	
Mortgage Balance	\$117,279	
Expenses Upon Sale	\$6,750	
Total Investment with sale costs		\$94,194
Total Profit Upon Sale		\$25,806
Cash On Cash Return On Investment		30%



This condo in Maple Ridge is steps away from shopping, transit and recreation. Based on the research that we have done with market rents in the area, sales history of comparable properties and the economic fundamentals of the neighborhood. We have come up with the best use for the property to determine maximum profit up front. The property has the potential for a Reno/Flip profit of \$25,000- \$30,000. The plan is to renovate and sell property in 90 days. We have 3 exit strategies for this investment as well. Here is a feature sheet outlining the expenditures and ROI.

P.S. This deal will only be available until January 07, 2014

Raising Wealth Investments

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The calculations and assumptions listed above are estimates only for illustration purposes. Raising Wealth Investments does not guarantee its accuracy. Each purchaser is responsible for performing their own evaluation and forecast and due diligence.