

FEATURE SHEET

Maple Ridge Reno/Flip house with suite

Purchase Price		\$420,000
Down Payment	20%	\$84,000
Renovations		\$28,400
Property Transfer Tax		\$6,900
Closing Costs on Purchase		\$1,000
 Holding Costs Based on 3 month Hold (Monthly Cost)		\$5,991 \$1,997.73
Location and Strategy Fee	1.3%	\$5,460
 Investment		\$131,751
mortgage rate/amount	2.89%	\$336,000
Loan term (yrs)/pymnts per yr	30	12
Projected Market Re Sale Price		\$515,000



Expenses Upon Sale

Realtors Fee	4.20%	\$21,630
Closing costs		\$750
TOTAL Expenses upon Sale		\$22,380

RETURN ON INVESTMENT (ROI)

Projected Market Re Sale Price		\$515,000
Investment		\$131,751
Mortgage Balance		\$328,855
Expenses Upon Sale		\$22,380
Total Investment with sale costs		\$154,131
Total Profit Upon Sale		\$32,014
Cash On Cash Return On Investment		24%

This 2200sq. ft. 5 bed potential 6 bed 2.5 bath house with suite is in Pitt Meadows and is not on mls. The seller is moving and needs to sell fast this Reno/Flip investment only requires minor renovations and a kitchen upgrade. The CMA and our market research on this property shows that it will re sale for \$529,000 and settle at \$515,000 easily. There are new houses around the corner selling for \$695,000. The property is also located steps away from Pitt Meadows Secondary. Act soon or this deal will go on mls for a higher price. It is tied up below BC Assessment. The plan is to market property as soon as we remove subjects and have it sold within 30 days of possession.

P.S. This deal will only be available until February 03, 2014

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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.

