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**!!!JV ALERT – GREAT INVESTMENT OPPORTUNITY ROI 25.06% / 1<sup>st</sup> year!!!**

Purchase price - \$275,000

Gross rent - \$1,800

Three level, 2 bed/1.5 bath BRAND NEW townhouse (built in 2012) with high end appliances and open concept layout. One car attached garage. Located in great community – Silverado, SW part of the city #1 to invest – Calgary, AB. Close to LRT, shopping, medical clinic, daycare and other amenities.

1 minute drive to highway 22X.

**The property currently rented till May 2014 for \$1,800.**

**Great investment opportunity with 25.06% ROI for the first year.**



**Closing costs:**

Down payment (20%)	\$55,000
Legal, appraisal, inspection	\$1,350
Contingency fund	\$3,420

<b>Total Investment</b>	<b>\$59,770</b>
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**Mortgage Terms:**

Mortgage Rate	3.19%
Amortization	30 years
Term	5 yr/fixed

<b>Mortgage payment</b>	<b>\$948</b>
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**Income:**

Rent	\$1,800
Less Expenses	(\$1,612)

<b>Cashflow</b>	<b>\$188</b>
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<b>Mortgage paydown</b>	<b>\$372</b>
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<b>Appreciation</b>	<b>\$688</b>
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**Expenses:**

Property Taxes	\$130
Insurance	\$25
Condo fees	\$149
Property mngmt, 10%	\$180
Vacancy, 5%	\$90
R & M, 5%	\$90
Mortgage payment	\$948

<b>Total Expenses</b>	<b>\$1,612</b>
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