

Investor Analysis		\$225,000.00		
Calgary		2 Year Term		
	%	Monthly Figures	Actual Figures	
Purchase Price			\$ 225,000	
<b>Financing Information</b>				
1st Mortgage	80%		\$180,000	
2nd Mortgage/LOC	0%		\$0	
<b>Total Mortgage</b>			<b>\$180,000</b>	
<b>Investment</b>				
Down Payment	20%		\$45,000	
Land Transfer Tax			\$0	
Appraisal			\$400	
Legal Costs (incl. Disbursements)			\$1,450	
One Time Condo Board Assessment			\$3,050	
Tenant Locator Fee (incl. HST)			\$7,910	
Less: Security Deposit (from Lessee)			(\$15,750)	
<b>Total Investment</b>	<b>18.69%</b>		<b>\$42,060</b>	
<b>Profit from Sale/Transfer</b>				
Sale/Transfer Price			\$248,063	
Less: Remaining 1st Mortgage			(\$172,808)	
Less: Remaining 2nd Mortgage			\$0	
Less: Legal Cost to discharge			(\$350)	
Less: Initial Investment			(\$42,060)	
Less: Security Deposit (from Lessee)			(\$15,750)	
Less: Monthly Credits to Lessee	\$377	/month over a	24	Month Term =
<b>Total Profit from Sale/Transfer</b>			<b>\$8,038</b>	
<b>Gain From Monthly Cashflow</b>				
Lease Payments			\$1,553	
Less: Debt Service - 1st Mortgage:	3.69%	Interest Rate=	(\$823)	
Less: Debt Service - 2nd Mortgage:	12.00%	Interest Only=	\$0	
Less: Property Tax			(\$123.75)	
Less: Insurance			(\$80.00)	
Less: Maintenance Fee			0.00	
<b>Total Profit from Cashflow</b>			<b">\$526</b">	
<b>Net Profit</b>			<b>\$20,656</b>	
<b>Cash on Cash Return</b>			<b>15%</b>	
<b>Return on Investment (Per Annum)</b>			<b>25%</b>	

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