

Cashflow Projection for 305 - 91 Cosgrove Crescent

ACQUISTION PRICE

\$120,000.00

APPRAISED VALUE

\$0.00

\$120,000.00

Appraised

Market

Financial Breakdown

% of the deal

Down Payment or Cash-to-Mortgage	25.00%	\$30,000.00
Vendor Take Back Mortgage	0.00%	\$0.00
First Mortgage	75.00%	\$90,000.00
Second Mortgage	0.00%	\$0.00
Extra Money to Account For		\$120,000.00

Income

Weekly

Monthly

Annual

Market Rent		\$242.31	\$1,050.00	\$12,600.00
Vacancy Rate (Monthly Percentage Rate based on Total Rent)	5.00%	<u>\$0.61</u>	<u>\$52.50</u>	<u>\$630.00</u>
Income (1 st Year)		\$241.70	\$997.50	\$11,970.00
Free Rent Rebate		\$0.00	\$0.00	\$0.00
		\$241.70	\$997.50	\$11,970.00

Expenses

Property Taxes		\$20.77	\$90.00	\$1,080.00
Condo Fees		\$81.92	\$355.00	\$4,260.00
Advertising		\$5.77	\$25.00	\$300.00
Insurance		\$2.31	\$10.00	\$120.00
Repairs and Maintenance factor	5.00%	\$12.12	\$52.50	\$630.00
Property Management	9.00%	\$21.81	\$94.50	\$1,134.00
Miscellaneous		\$0.00	\$0.00	\$0.00
Heat (Tenant)		\$0.00	\$0.00	\$0.00
Electricity (Tenant)		\$0.00	\$0.00	\$0.00
Water/Sewer/Garbage		\$0.00	\$0.00	\$0.00
Expenses (1 st Year)		\$144.69	\$627.00	\$7,524.00

Cash Flow Before Debt Payment

\$97.01

\$370.50

4,446.00

Bi-weekly

Monthly

Annual

First Mortgage Payment (interest + principal)	3.25%	\$165.20	\$357.93	\$4,295.15
Second Mortgage Payment	0.00%	\$0.00	\$0.00	\$0.00
Vendor Takeback Payment	0.00%	\$0.00	\$0.00	\$0.00
Cash Flow		<u>\$28.82</u>	<u>\$12.57</u>	<u>\$150.85</u>
Mortgage Principle reduction (1st Year Monthly Average)				\$0.00

TOTAL CASH FLOW

\$150.85