

FEATURE SHEET

Langley Duplex to Fourplex

Purchase Price		\$692,000
Down Payment	20%	\$138,400
Renovations and Cotingency		\$40,000
Property Transfer Tax PT		\$11,840
Closing Costs on Purchase		\$1,000

Holding Costs Based on 3 month Hold		\$0
(Monthly Cost)	\$3,073.39	

Location and Strategy Fee + GST 1.0%		\$6,920
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Investment		\$198,160
mortgage rate/amount	2.50%	\$553,600
Loan term (yrs)/pymnts per yr	30 12	
Monthly Mortgage payment		\$2,187

Buy Hold Duplex with 4 suites

3 bed up projected market rent	\$1,200 times 2
3 bed down	\$1,200 times 2
	\$0 times
	\$0 times
\$4,800	Total

RETURN ON INVESTMENT (ROI)

Investment	\$198,160
Mortgage Balance	\$364,000
Total Investment with purchase costs	\$198,160

Projected Monthly Cash Flow	\$867
Cash on Cash Return	7.20%



BUY AND HOLD PROJECTED STRATEGY

Rent	residential	\$4,800
	storage	\$0
Mort. Pymt.		\$2,187
Taxes		\$586
Insurance		\$200
Manage	10%	\$480
Maint.	5%	\$240
Vacancy	5%	\$240
Totals		\$3,933
Cashflow		\$867

Current Use Market Rent

unit 20278	6 bed	\$1,800
unit 20276	6 bed	\$2,100
garage per	unit	\$0
	3	
Total		\$3,900

SIDE BY SIDE DUPLEX 4400 sq. ft. Currently tenant occupied . The property is nicely updated and modernized it has the kitchens downstairs already to make it a fourplex 4 -3 bed suites. Current use it is rented for \$3900/mo. If change the use to a fourplex the rents would increase to \$4800 per month and give a net cashflow of \$867 per month . On designated OCP lot, close to schools (Nikomekl Elementary, HD Stafford Middle, Brookswood Secondary) 3 minutes from Langley centre, Willowbrook shopping.



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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 dilligence.