

<b>Investor Analysis</b>			<b>\$280,000.00</b>		
<b>Current Residence</b>			<b>3 Year Term</b>		
	<b>%</b>		<b>Monthly Figures</b>		<b>Actual Figures</b>
<b>Purchase Price</b>					<b>\$ 280,000</b>
<b>Financing Information</b>					
1st Mortgage	80%				\$224,000
2nd Mortgage/LOC	0%				\$0
<b>Total Mortgage</b>					<b>\$224,000</b>
<b>Investment</b>					
Down Payment	20%				\$56,000
Land Transfer Tax					\$0
Appraisal					\$400
Legal Costs (incl. Disbursements)					\$1,450
Tenant Locator Fee (incl. HST)	100%				\$13,650
Less: Security Deposit (from Lessee)					(\$18,000)
<b>Total Investment</b>	<b>19.11%</b>				<b>\$53,500</b>
<b>Profit from Sale/Transfer</b>					
Sale/Transfer Price					\$324,135
Less: Remaining 1st Mortgage					(\$214,187)
Less: Remaining 2nd Mortgage					\$0
Less: Legal Cost to discharge					(\$350)
Less: Tenant Locator Fee (incl. HST)	0%				\$0
Less: Initial Investment					(\$53,500)
Less: Security Deposit (from Lessee)					(\$18,000)
Less: Monthly Credits to Lessee	\$490	/month over a	36	Month Term =	(\$17,655)
<b>Total Profit from Sale/Transfer</b>					<b>\$20,444</b>
<b>Gain From Monthly Cashflow</b>					
Lease Payments			\$2,100		\$75,600
Less: Debt Service - 1st Mortgage:	3.79%	Interest Rate=	(\$960)		(\$34,556)
Less: Debt Service - 2nd Mortgage:	0.00%	Interest Only=	\$0		\$0
Less: Property Tax			(171.03)		(\$6,157)
Less: Insurance			(80.00)		(\$2,880)
Less: Maintenance Fee			0.00		\$0
<b>Total Profit from Cashflow</b>			<b>\$889</b>		<b>\$32,007</b>
<b>Net Profit</b>					<b>\$52,451</b>
<b>Cash on Cash Return</b>					<b>20%</b>
<b>Return on Investment (Per Annum)</b>					<b>33%</b>
<b>Joint Venture Partnership</b>	<b>Shares</b>		<b>Cash flow</b>	<b>Net</b>	<b>ROI (P.A.)</b>
JV Partner #1	50%		\$444.54	\$26,225.36	16%
JV Partner #2	50%		\$444.54	\$26,225.36	16%

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