

Input your numbers in the Green Spaces - Leave The Rest of The Cells As They Are

Address: **Meyokumin**
Purchase Price **\$189,500**

Actual Offer

Apartment	Actual
Total cost of property	\$ 198,500
Vender Take-back Mortgage (VTM)	
Total cost of property to mortgage	\$ 198,500
# of suites	1
Cost / suite	\$ 198,500
Total rentable square feet	
Down payment	20%
down payment (total)	\$ 39,700
Financing Fee	0.00% \$ -

		Inc.-VTM
Total Mortgage	\$ 158,800	\$ 158,800
Total Mortgage Capitalized	\$ 158,800	\$ 158,800
Amortization period (years)		35

	amounts	rate	adj rte
Dwn pymnt	\$ 39,700		
HELOC	\$ 39,700	4.00%	4.00%
Dn pym morg			0.00%
Bank Morg.	\$ 158,800	5.00%	5.00%
Vendor buy bk	\$ -		0.00%
Total Morg.	\$ 158,800		5.00%

Operating Income	#	Total / mth	Total / year	Rent / mth	Raise Rent	Rent / mth	Total / mth	Total / year
Upper Rent	1	1,200	14,400	1,200		1,250	1,250	15,000
Lower Rent	1	0	0	0			0	0
Other	1	165	1,980	165		165	165	1,980
Garage	1	0	0	0			0	0
Laundry & Misc.		0	0	0			0	0
Gross Operating Income	4	\$ 1,365	\$ 16,380				\$ 1,415	\$ 16,980

Operating Expenses	%	Total / mth	Total / year	Cost / suite	Cost / suite	Total / mth	Total / year
Advertising	0.0%	0	0	\$ -	\$ -	0	0
Heat (Gas, Oil, Water)	0.0%	0	0	\$ -	\$ -	0	0
Power (electrical)	0.0%	0	0	\$ -	\$ -	0	0
Water & Sewer	0.0%	0	0	\$ -	\$ -	0	0
Total Utilities	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes	8.5%	\$ 116	\$ 1,388	\$ 1,388	\$ 1,388	\$ 116	\$ 1,388
Condo Fee		\$ 278	\$ 3,336	\$ 3,336	\$ 3,336	\$ 278	\$ 3,336
Insurance	2.2%	30	360	\$ 360	\$ 360	30	360
Property manager		0	0	\$ -	\$ -	0	0
Vacancy Allowance		0	0	\$ -	\$ -	0	0
Rental Pool Management		0	0	\$ -	\$ -	0	0
Repairs & maintenance		0	0	\$ -	\$ -	0	0
Salary Res. Caretaker / Free suite	0.0%	0	0	0	0	0	0
HELOC Interest		\$ 132	\$ 1,588	\$ 1,588	\$ 1,588	\$ 132	\$ 1,588
Misc	0.0%	0	0	\$ -	\$ -	0	0
Garbage collection	0.0%	0	0	\$ -	\$ -	0	0
Reserve fund	0.0%	0	0	\$ -	\$ -	0	0
Total Operating Expenses	41%	\$ 556	\$ 6,672	\$ 6,672	\$ 6,672	\$ 556	\$ 6,672

	Per Mnth	Per Year		Raise Rent	Per Mnth	Per Year
Net Operating Income	809	9,708		Net Operating Income	859	10,308
Expense / income %		41%		Expense / income %		39%
Financing	1St Option					
Mortgage payments 1 Month P+I		796				
Interest payment 1st year		7,820				
Principle reduction 1st year		1,736				
Principle and Interest 1st year		\$ 9,555				
Cash Flow	Per Mth	Per Year	Per suite / yr	Raise Rent	Per Mth	Per Year
Net Return inc. Prin reduction	\$ 157	\$ 1,888	\$ 1,888	Net Return inc. Prin redc	\$ 207	\$ 2,488
Cash Flow	13	\$ 153	\$ 153	Cash Flow	\$ 63	\$ 753
	Target	Actual			Actual	Target
CAP Rate	9% min	4.90%		CAP Rate	5.20%	9% min
ROI (Inc. Downpayment)	>10 - 12	4.80%		ROI	6.30%	>10 - 12
ROE		9.10%		ROE	10.60%	
Net Oper Inc./cape Rate		\$ 198,122		Net Oper Inc./cape Rate	\$ 198,231	
Loan-to-Value ratio	75%or less	80%		Loan-to-Value ratio	80%	75%or less
Debt Service Coverage Ratio DCR	>125-130	102%		Debt Service Coverage Ratio	108%	>125-130
10% Solution		8.25%		10% Solution	8.55%	
	1 year	2 year	3 year	4 year		
Property Appreciation	206,440	\$ 214,698	\$ 223,286	\$ 232,217	Property Appreciation	4%
Property Equity inc. prin reduc	9,676	19,757	30,260	41,204		\$ 7,940
Property Equity %	4.69%	9.20%	13.55%	17.74%		

Purchase Costs (Personal Investment)		Purchase Costs (Borrowed Bank)	
Professional Inspection	\$300	Professional Inspection	
Environmental Inspection	\$350	Environmental Inspection	
value Appraisal	\$250	value Appraisal	
Real Property Report		Real Property Report	
Mortgage Broker Fees		Mortgage Broker Fees	
Legal Costs	\$1,000	Legal Costs	
Staying Power Fund	\$2,400	Staying Power Fund	
Immediate Repairs & Supplies		Immediate Repairs & Supplies	
Immediate Renovations		Immediate Renovations	\$5,000
Land Transfer Taxes		Land Transfer Taxes	
Title Insurance	\$300	Title Insurance	
Expense Recovery		Expense Recovery	\$4,000
Other		Other	
Total Incl Exp. Rec.	\$4,600	Total Incl Exp. Rec.	\$9,000

[illegible]