



GODA | properties

LIST PRICE		\$229,000.00	
NEW WEST OR SURREY, BC		2 Year Term	
	%	Monthly Figures	Actual Figures
Purchase Price	98%		\$ 225,000
Financing Information			
1st Mortgage	80%		\$180,000
2nd Mortgage	0.00%		\$0
Total Mortgage			\$180,000
Investment			
Down Payment	20.00%		\$45,000
Land Transfer Tax			\$2,500
Legal Costs			\$1,200
Bank Appraisal Fee			\$325
Placement Fee (2.5%)			\$5,625
Less: Security Deposit (from Lessee)			(\$10,000)
Total Investment	19.84%		\$44,650
Profit from Sale/Transfer			
Sale/Transfer Price			\$241,225
Less: Remaining 1st Mortgage			(\$172,334)
Less: Remaining 2nd Mortgage			\$0
Less: Legal Cost to discharge			(\$1,000)
Less: Initial Investment			(\$44,650)
Less: Security Deposit (from Lessee)			(\$10,000)
Less: Monthly Credits to Lessee	\$500	/month over a 24 Month Term =	(\$12,000)
Total Profit from Sale/Transfer			\$1,241
Gain From Monthly Cashflow			
Lease Payments		\$1,950	\$46,800
Less: Debt Service - 1st Mortgage:	2.99%	Interest Rate= (\$756)	(\$18,147)
Less: Debt Service - 2nd Mortgage	7.00%	Interest Only= \$0	\$0
Less: Property Tax	\$1,500	(\$125)	(\$3,000)
Less: Insurance + Strata if appl	\$3,600	(300.00)	(\$7,200)
Less: Miscellaneous	\$500	(41.67)	(\$1,000)
Total Profit from Cashflow		\$727	\$17,453
Net Profit			\$18,694
Return on Investment (Per Annum)			20.9%

Mortgage rates vary with qualifying applicants - in some cases a mortgage payout penalty will need to be calculated.
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