

FEATURE SHEET

Maple Ridge Duplex Reno/Hold/Cashflow

Purchase Price		\$555,000
Down Payment	20%	\$111,000
Renovations and Cotingency		\$50,000
Property Transfer Tax PT		\$9,000
Closing Costs on Purchase		\$1,000

Holding Costs Based on 3 month Hold \$0
(Monthly Cost) \$2,475.34

Location and Strategy Fee 1.0% \$5,550

Investment		\$176,550
mortgage rate/amount	2.50%	\$444,000
Loan term (yrs)/pymnts per yr	30 12	
Monthly Mortgage payment		\$1,740

Buy Hold Duplex with 4 suites

3 bed up 1dn projected market rent	\$1,600 times 2
Add 1 large storage	\$300 times 1
Add 1 extra Bachelor unit	\$500 times 1
Garage	\$200 times 3
	\$4,600 Total

RETURN ON INVESTMENT (ROI)

Investment	\$176,550
Mortgage Balance	\$440,000
Total Investment with purchase costs	\$176,750

Projected Monthly Cash Flow \$1,520
Cash on Cash Return 9.90%



BUY AND HOLD PROJECTED STRATEGY

Rent	residential	\$3,700
	storage	\$900
Mort. Pymt.		\$1,740
Taxes		\$450
Insurance		\$150
Manage	10%	\$370
Maint.	5%	\$185
Vacancy	5%	\$185
Totals		\$3,080
Cashflow		\$1,520

Current Rent			
unit 21141	3 bed+den		\$1,300
unit 21145	3 bed+den		\$1,400
garage per	unit	3	\$185
Total			\$3,255

FULL SIDE BY SIDE DUPLEX 3062 sq. ft. Currently under rented the rents can be significantly increased. Well kept slightly outdated property. The property is only 21 years old. The garage/shop rental in back has addition to add extra 2 rental units, one being possible boat storage. The property is also located on a 12,283 sq. ft lot. The proximity to the hospital and ammenites is 4 minutes away. There is also a bus stop in front of the property. The property needs to be updated. For 50k. There are too many details to list

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All 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.