

4HUNDRED EAST MALL

SPLIT INTO TWO SUITES AND RENT BOTH ROI

			Mtg Paydown	
			Opening Mtg	\$639,920.00
			Closing Balance	\$597,098.00
			3 Yr. Mtg Paydown (Principle)	\$42,822.00
Size	Square Feet	1,176	Closing Costs	
Purchase Price		\$799,900.00	Land Transfer	\$24,946.00
Deposit	20%	\$159,980.00	Legal	\$1,200.00
Mortgage	80%	\$639,920.00	Development Charges (assumed)	\$5,000.00
Mortgage Payment	2.49%	\$2,521.00	Total	\$31,146.00
Taxes (as per wowa.ca)	0.04%	\$266.63	Appreciation (6%)	
Maintanance Fee	\$0.35	\$411.60	Year 1	\$847,894.00
			Year 2	\$898,767.64
Revenue			Year 3	\$952,693.70
Monthly Rent (1764 x 2 suites)		\$3,528.00	Total	\$152,793.70
Cashback (\$0.35 x 1176 sq ft)		\$411.60	Return On Investment	
Total Revenue		\$3,939.60	Three Year Cashflow (\$740.37 x 36 months)	\$26,653.20
			Three Year Mortgage Paydown (Principle)	\$42,822.00
Expenses			Three Year Appreciation (6% per year)	\$152,793.70
Mortgage Payment		\$2,521.00	Total	\$222,268.90
Property Taxes		\$266.63	Cash Invested	
Condo Fees		\$411.60	Deposit	\$159,980.00
Total Expenses		\$3,199.23	Closing Costs	\$31,146.00
Total Revenue		\$3,939.60	Total Cash Invested	\$191,126.00
Positive Cashflow for Two One-Bedroom Suites		\$740.37	Three Year ROI (\$222,268.90 / \$191,126.00)	116.29%
			Average Annual ROI (116.29% / 3)	38.76%

4HUNDRED EAST MALL

LIVE IN ONE SUITE AND RENT THE OTHER

Size	Square Feet	1,176
Purchase Price		\$799,900.00
Deposit	20%	\$159,980.00
Mortgage	80%	\$639,920.00
Mortgage Payment	2.49%	\$2,521.00
Taxes (as per wowa.ca)	0.04%	\$266.63
Maintanance Fee	\$0.35	\$411.60
Revenue		
Monthly Rent ((\$3 x 1176 sq ft) divided by 2)		\$1,764.00
Cashback (\$0.35 x 1176 sq ft)		\$411.60
Total Revenue		\$2,175.60
Expenses		
Mortgage		\$2,521.00
Property Taxes		\$266.63
Condo Fees		\$411.60
Total Expenses		\$3,199.23
Total Revenue		\$2,175.60
Cost to Live in Your 1 Bedroom Townhouse		\$1,023.63

HAVEN
DEVELOPMENTS