

ROI Example 695 Sq Ft

2.25% Variable 4yr mortgage

Price	\$ 391,900
20% Deposit	<u>\$ 78,380</u>
Mortgage	\$ 313,520

Monthly Expenses

Principal & Interest	\$ 1,198
Maintenance (.51 x 695 sqft)	\$ 354
Taxes approx. 0.89%	<u>\$ 291</u>
Total Expenses	\$ 1,843

Cash Flow

Income (\$2.80 x 695 sqft)	\$ 1,946
Expenses	<u>-\$ 1,843</u>
	\$ 103

Cash Flow \$103 x 12	\$ 1,236
Principal \$30,582 / 4	<u>\$ 7,646</u>
	\$ 8,882

Return on Investment

\$8,882 / \$78,380 (cash flow / purchasers investment)

11.3% Return on Investment

2.65% Fixed 4yr mortgage

Price	\$ 391,900
20% Deposit	<u>\$ 78,380</u>
Mortgage	\$ 313,520

Monthly Expenses

Principal & Interest	\$ 1,261
Maintenance (.51 x 695 sqft)	\$ 354
Taxes approx. 0.89%	<u>\$ 291</u>
Total Expenses	\$ 1,906

Cash Flow

Income (\$2.80 x 695 sqft)	\$ 1,946
Expenses	<u>-\$ 1,906</u>
	\$ 40

Cash Flow \$40 x 12	\$ 480
Principal \$28,944 / 4	<u>\$ 7,236</u>
	\$ 7,716

Return on Investment

\$7,716 / \$78,380 (cash flow / purchasers investment)

9.8% Return on Investment

Based on 4yr fixed and variable rates over a 30 yr amortization period

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