

Cashflow ROI Projection (in CAD)

Head	Amount	Remarks
PURCHASE PRICE	\$630,000	
DOWNPAYMENT	\$63,000	
CLOSING COST	\$12,000	
TOTAL INVESTMENT	\$75,000	
MORTGAGE PAYMENT PER MONTH	\$2,000	(2.79% INTEREST, 40 YEARS AMORTIZATION)
INSURANCE PER MONTH	\$30	
UTILITIES PER MONTH	\$120	
PROPERTY TAX PER MONTH	\$300	
TOTAL MONTHLY EXPENSES	\$2,450	
SHORT TERM RENT RATES - 1BR	\$220	PER NIGHT
SHORT TERM RENT RATES - STUDIO	\$140	PER NIGHT
TOTAL RENTAL INCOME PER YEAR	\$65,700	360 PER NIGHT X 365 DAYS X 50% VACANCY RATE = 65,700
OPERATION EXPENSES	\$13,300	20% MANAGEMENT FEE + LEGAL
UNIT SUPPLIES, REPAIRS, AND MAINTENANCE	\$3,000	PER YEAR
CASH FLOW	\$20,000	PER YEAR
PRINCIPAL PAID OUT	\$10,000	PER YEAR
PRICE APPRECIATION	\$31,500	(5% PER YEAR)
TOTAL PROFIT	\$61,500	PER YEAR
ROI	82 % PER YEAR	

**Disclaimer: These numbers are for illustration purpose only.*