

Tower 1 Suite 902 ROI: A1B-483 \$625,900 483 Sq Ft, 1 Bedroom

2% Fixed 2yr mortgage*

Price	\$	625,900
20% Deposit	\$	<u>125,180</u>
Mortgage	\$	500,720

Monthly Expenses

Principal & Interest	\$	1,848
Maintenance (\$0.72/Sq Ft)	\$	348 <i>FREE for 2 Years</i>
Taxes	\$	329 <i>FREE for 2 Years</i>
Total Expenses	\$	1,848

Cash Flow

Rent Per Month	\$	2,600
Principal and Interest	\$	<u>1,848</u>
Positive Cash Flow	\$	752

Cash Flow \$752 x 24	\$	18,048
Principal \$24,893 (2 years)	\$	<u>24,893</u>
Total Profit	\$	42,941

Return on Investment**

(cash flow / purchasers investment)	\$42,941/\$125,180
ROI	34%

Mortgage Payment P+I on \$500,720 @ 5% =	\$ 2,672
Mortgage Payment P+I on \$500,720 @ 2% =	<u>\$ 1,848</u>
Difference of	\$ 824
Difference of \$824 x 2 Yrs =	\$ 19,776
Maintenance of \$348 x 2 Yrs =	\$ 8,352
Tax of \$329 x 2 Yrs =	<u>\$ 7,896</u>
Total of	\$ 36,024
Your Choice of Cheque or Price Adjustment on Closing of \$36,024	

*Based on 2 yr fixed rate over a 30 yr amortization period / **ROI calculated over a two year term

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