

Unit # 3103 , 1 BR, 485 sq.ft , West facing – 708,900

Downpayment - 141,780

Closing cost 35,000

Total expenses – 176,780

Mortgage 567,120

Mortgage payment -2,237 per month

Maintenance – 272 per month

Taxes - 290 per month

Total expenses per month - 2,799 per month

Guaranteed rent (5%) – 2,954 per month

Cash flow - 155 per month

Principal paid - 1,100 per month

Year# 1 Income

Mortgage – 26,844

Maintenance – 3,264

Taxes- 3,480

Rent - 35,448

Principal – 13,200

Appreciation (5%) per year – 35,445

Total projected income 50,505 in year one

RETURN ON INVESTMENT (ROI) – 28% in year one

Projected income not guaranteed and can be used only as guide line