

Cashflow Analysis Summary

Presented By:

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Property Address:

2104-680 Seylynn Cr

Property Information:

Purchase Price	\$ 799,900.00
Total Mortgage	\$ 559,930.00
Price per Door	\$ 799,900.00

Revenue (monthly):

Vacancy	1.00%
Rental Income	\$ 3,476.00
Other	\$ -

Expenses (monthly):

Mortgage	\$ 2,165.69
Taxes	\$ 289.24
Condo	\$ 482.96
Insurance	
Utilities	\$ 50.00
Maintenance Fund	
Cable/Internet	
Borrowed Down Payment	\$ -
Other	\$ -
Property Management	\$ 347.60
Total Monthly Expense	

Closing Costs:

Property Transfer Tax	\$ 13,998.00
Legal Fees	\$ -
Repairs	\$ -
Other	\$ -

ROI calculations:

Appreciation/yr	3.00%
Sell after:	5

Mortgage Calculations:

Rate	2.35%
Amortization	30

Cash Position

Monthly Cashflow:	\$ 3,535.00
Initial Investment:	\$ 253,968.00
Annual Return on investment from Cashflow	16.70%

Future Value

Resale Value:	\$ 927,303.33
Mortgage Balance at Sale:	\$ 491,610.33
Total Profit:	\$ 366,005.90

Return on Investment

ROI Total	144%
ROI Annually	29%
Cap Rate	3%

Financing Methods

DCR	1.25
80% Offset?	No