Cashflow Analysis

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Presented by:

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Printable Summary

Flip Analysis

Property Address: 38291 Hemlock Ave

Fill in Squares

Property Information:

Purchase Price	$ 1,085,000.00
Down payment %	30%
Down Payment	$ 325,500.00
Borrowed Down Payment	
Total Mortgage	$ 759,500.00
Number of Units	$ 2.00
Price per Door	$ 542,500.00

Revenue (monthly):

Net Rent	$ 3,928.00
Vacancy	0.00%
Rental Income	$ 1,928.00
Rental Income	$ 2,000.00

Expenses (monthly):

Mortgage	$ 3,345.83		
Taxes	$ 341.00		
Condo			
Insurance	$ 150.00		
Utilities			
Maintenance Fund	$ -	5%	(use 15% as default)
Cable/Internet			
Borrowed Down Payment	$ -		
Other	$ -		
Property Management	$ -	0	of Net Rent
Total Monthly Expense	$ 3,836.83		

Other costs (initial investment):

Property Transfer Tax	$ 19,700.00	Applicable	(BC PTT only)
Legal Fees	$ 800.00		
Repairs	$ -		
Other	$ -		
Insurance Premium (not out of pocket)	$ -		

ROI calculations:

Appreciation/yr	3.00%
Sell after:	5 yrs

Mortgage Calculations:

Rate	2.35%	
Amortization	25 yrs	(interest only put 1000 years)

Deal Info:

Location	BC
Deal Type	R

Cash Position

Monthly Cashflow:	$	2,091.17
Initial Investment:	$	346,000.00
Annual Return on investment from Cashflow		7.25%

Future Value

Resale Value:	$	1,257,812.37
Mortgage Balance at Sale:	$	640,872.70
Total Profit:	$	358,675.47

incl realtor fees for sale, mortgage paydown

Return on Investment

ROI Total	104%
ROI Annually	21%
Cap Rate	3.80%

Financing Methods

DCR	0.39
80% Offset?	No