

PROFORMA | 45331 McIntosh



ADDRESS: 45331 McIntosh, Chilliwack, British Columbia

PURCHASE PRICE \$462,500

MORTGAGE AMOUNT (1st & 2nd) \$346,875

OTHER FINANCING \$0

DOWN PAYMENT REQ. \$115,625

PURCHASE COSTS \$9,345

Total Cash to Close: \$124,970

IMMEDIATE REPAIR AND MAINTENANCE \$0

IMMEDIATE RENOVATIONS \$0

Total Renovations and R&M: \$0**Total Investment: \$124,970****ESTIMATED MONTHLY CASH FLOW**

Financing	Amount	Current Rent	Projected Rent
Rental Income (from all sources)		\$2,600.00	\$2,850.00
1st. Mortgage Payment (payment @ 3.09% rate)	\$1,475.62		
2nd Mortgage Payment (payment @ 0.00% rate)	\$0.00		
Other Financing	\$0.00		

Total Debt Financing: \$1,475.62**Expenses**

Condo Fees (If Applicable)	\$0.00
Utilities	\$66.00
Property Taxes	\$173.00
Insurance	\$283.00
Property Management 0.00%	\$0.00
Vacancy Allowance 1.00%	\$26.00
Repairs and Maintenance Allowance 6.00%	\$156.00
Other ()	\$0.00

Total Rental Expenses: \$704.00**Estimated Monthly Cash Flow****\$420.38****\$652.88****YOUR INVESTMENT PROJECTED RESULTS**

Total Investment:	\$124,970.00
Appreciation @ 2.00% per year	\$9,240.00
Cash Flow (annual)	\$5,044.56
Principle reduction (annual)	\$7,157.58

Year One Profit: \$21,442.14

Year One ROI	17.16%
Annual Cash on Cash Return	4.04%
Projected ROI 5 years	72.99%

NOTES:

PRESENTED BY: