

Investment Analysis
25 Tamarack Street - Average Price \$127,011



Purchase Price		\$ 127,011.00	
Financing Information			
1st Mortgage	80%	\$	101,608.80
2nd Mortgage		\$	-
Investment		Amount	
Down Payment		\$	25,402.20
Land Transfer Tax		\$	995.11
Immediate Repairs and Renovations			
Inspection		\$	-
Appraisal		\$	-
Survey		\$	-
Financing Costs			
Legal Costs		\$	1,905.00
Other - Furniture			
Total Investment		\$	28,302.31
Income		Monthly	Annually
Gross Rents		\$ 950.00	\$ 11,400.00
Less: Vacancy Allowance	3%	\$ 28.50	\$ 342.00
Other Income		\$ -	\$ -
Total Income		\$ 921.50	\$ 11,058.00
Operating Expenses		Monthly	Annually
Heating		\$ -	\$ -
Hydro		\$ -	\$ -
Water/Sewar		\$ -	\$ -
Property Taxes		\$ 60.00	\$ 720.00
Condo Fees		\$ 218.00	\$ 2,616.00
Insurance		\$ 30.00	\$ 360.00
Property Management	0%	\$ -	\$ -
Repairs and Maintenance	0%	\$ -	\$ -
Snow Removal		\$ -	\$ -
Other		\$ -	\$ -
Total Operating Expenses		\$ 308.00	\$ 3,696.00
Net Operating Income(NOI)		\$ 613.50	\$ 7,362.00
Financing Costs		Monthly	Annually
1st Mortgage Payment - 25 yr amort		3.00%	\$ 481.00 \$ 5,772.00
2nd Mortgage Payment		0.00%	\$ - \$ -
Total Financing Payments		\$ 481.00	\$ 5,772.00
Cash Flow		\$ 132.50	\$ 1,590.00
Annual Return before Income Taxes		5.62%	
Return on Investment		Rate	Amount
Cash Flow		\$	1,590.00 5.62%
Mortgage Principal Paydown		\$	2,779.00 9.82%
Annual Appreciation		2%	\$ 2,540.22 8.98%
Total Return on Investment (ROI)		24.41%	