

Investment Analysis  
27 Tamarack Street - Average Price \$145,900



<b>Purchase Price</b>		\$ 145,900.00	
<b>Financing Information</b>			
1st Mortgage	80%	\$	116,720.00
2nd Mortgage		\$	-
<b>Investment</b>		<b>Amount</b>	
Down Payment		\$	29,180.00
Land Transfer Tax		\$	1,184.00
Immediate Repairs and Renovations			
Inspection		\$	-
Appraisal		\$	-
Survey		\$	-
Financing Costs			
Legal Costs		\$	2,189.00
Other - Furniture			
<b>Total Investment</b>		\$	<b>32,553.00</b>
<b>Income</b>		<b>Monthly</b>	<b>Annually</b>
Gross Rents		\$ 1,050.00	\$ 12,600.00
Less: Vacancy Allowance	3%	\$ 31.50	\$ 378.00
Other Income		\$ -	\$ -
<b>Total Income</b>		\$ 1,018.50	\$ 12,222.00
<b>Operating Expenses</b>		<b>Monthly</b>	<b>Annually</b>
Heating		\$ -	\$ -
Hydro		\$ -	\$ -
Water/Sewar		\$ -	\$ -
Property Taxes		\$ 60.00	\$ 720.00
Condo Fees		\$ 272.00	\$ 3,264.00
Insurance		\$ 30.00	\$ 360.00
Property Management	0%	\$ -	\$ -
Repairs and Maintenance	0%	\$ -	\$ -
Snow Removal		\$ -	\$ -
Other		\$ -	\$ -
<b>Total Operating Expenses</b>		\$ 362.00	\$ 4,344.00
<b>Net Operating Income(NOI)</b>		\$ 656.50	\$ 7,878.00
<b>Financing Costs</b>		<b>Monthly</b>	<b>Annually</b>
1st Mortgage Payment - 25 yr amort		3.00%	\$ 552.00
2nd Mortgage Payment		0.00%	\$ -
<b>Total Financing Payments</b>		\$ 552.00	\$ 6,624.00
<b>Cash Flow</b>		\$ 104.50	\$ 1,254.00
<b>Annual Return before Income Taxes</b>		<b>3.85%</b>	
<b>Return on Investment</b>		<b>Rate</b>	<b>Amount</b>
Cash Flow		\$	1,254.00
Mortgage Principal Paydown		\$	3,192.00
Annual Appreciation		2%	\$ 2,918.00
<b>Total Return on Investment (ROI)</b>		<b>22.62%</b>	