

## INVESTMENT OPPORTUNITY

**Ref:** R0015

**ADDY SAEED**  
Sales Representative  
**RE/MAX ACTIVE REALTY INC., BROKERAGE**  
**DIRECT: 877-439-2339 OFFICE: 416-292-6777**

LOCATION:	Toronto
CLOSE TO:	Dundas/Ronsecevale
NO. OF UNITS:	7
ASKING PRICE:	\$799,000.00
PRICE PER UNIT:	\$114,142.86

### MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$519,350.00	6.00%	\$3,771.23	20	\$45,254.75	
						\$0.00	
						\$0.00	
<b>Mortgage Summary</b>		\$519,350.00		\$3,771.23		\$45,254.75	

<b>CASH REQUIRED:</b>	<b>\$279,650.00</b>	<b>ASKING PRICE:</b>	<b>\$799,000.00</b>	<b>% DOWNPYMT:</b>	<b>35%</b>
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EXPENSES YR END:	Annual	Avg/Suite
Taxes 2010	\$5,803	\$829
Insurance	\$3,363	\$480
Gas	\$6,058	\$865
Water	\$2,806	\$401
Hydro	\$1,111	\$159
Salaries		\$0
Management 3%		\$0
Maint & Repairs	\$4,000	\$571
		\$0
		\$0
Other		\$0
<b>Total Expenses</b>	<b>\$23,141</b>	<b>\$3,306</b>

BUILDING REVENUE	Est Month	Annual
1 x Bachelor	\$ 750.22	\$ 9,002.64
4 x 1-Bedroom	\$ 3,199.70	\$ 38,396.40
2 x 2-Bedroom	\$ 2,195.10	\$ 26,341.20
x 3-Bedroom		\$ -
Parking 3 Garages	\$ 440.00	\$ 5,280.00
Laundry		\$ -
Other Income		\$ -
<b>Total Monthly Income</b>	<b>\$ 6,585.02</b>	<b>\$ 79,020.24</b>
<b>Avg/Unit</b>	<b>\$ 940.72</b>	<b>\$ 11,288.61</b>
<b>Total Revenue</b>	<b>\$ 6,585.02</b>	<b>\$ 79,020.24</b>
Less Vacancy 3%		\$ 2,370.61
<b>Effective Gross Income</b>		<b>\$ 76,649.63</b>
Less Operating Expense		\$ 23,141.00
<b>NET INCOME</b>		<b>\$ 53,508.63</b>
Less Mortgage Pymts		\$ 45,254.75
<b>CASH FLOW</b>		<b>\$ 8,253.88</b>
Add Principal Recap		\$ 13,602.64
<b>ROI</b>		<b>\$ 21,856.52</b>

Property Description:	
Approx Age	
Lot Size	
Construction	
No. of Storeys	
Balconies	
Elevator	
Intercom	
Hallway Floors	
Suite Floors	
Heating Type	
Domestic H.W.	
Washer/Dryer (o/c)	
Fridge/Stove (o/c)	
Parking/Garage	
Leases	
Hydro Paid By	

RATIO ANALYSIS	
Exp/Inc Ratio	30%
Cap Rate	6.70%
Cash Return 1st year	2.95%
ROI	8%

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

**ADDY SAEED**

**DIRECT: 1-877-439-2339 OFFICE: 416-292-6777**

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