

OVERVIEW

Select An Investment Period

Year 4

Cumulative Return
on Investment in Year 4

75.98%

Yearly Return on
Investment in Year 4

26.37%

Property Price at
the End of Year 4

\$818,900.99

Property Information

Property Name: esign District
Property Type: 1+Den
List Price: \$700,000
Investment Horizon: 10 Years

Going-in Operating Information

Monthly Rent (Net): \$4,080
Monthly Operating Expense: [\$3,328
Monthly Net Cash Flow: \$752
Annual Net Cash Flow: \$9,027

Deposit Schedule

With the Offer: \$5,000
Deposit @ 30 Days: \$30,000
Deposit @ 365 Days: \$35,000
Deposit @ 912 Days: \$70,000

Total Deposit: \$140,000

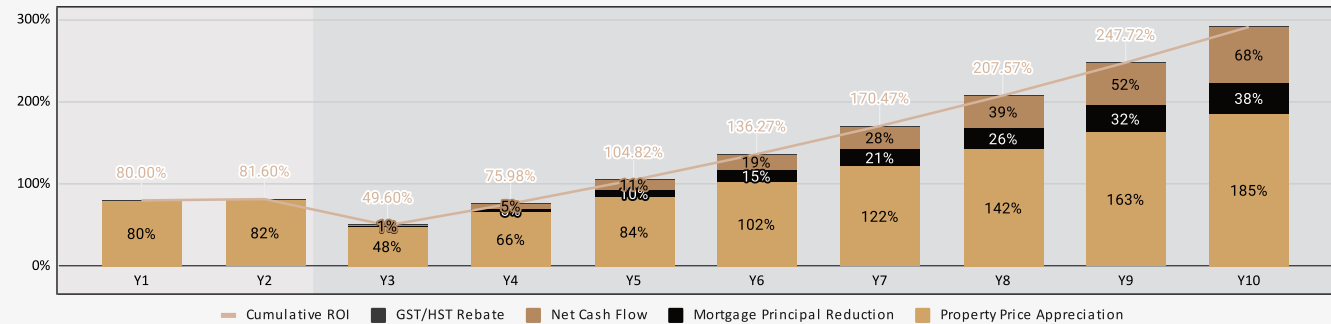
Mortgage Information

Mortgage Amount: \$560,000
Interest Rate: 4.99%
Amortization Period: 30 Years
Monthly Mortgage Payment: \$3,003

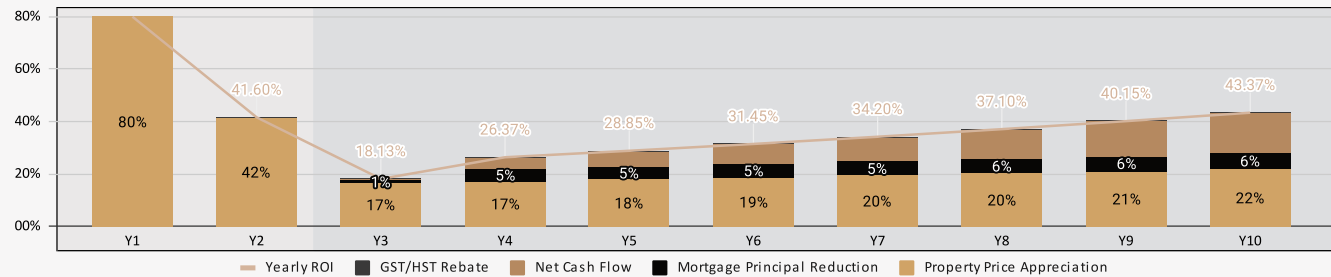
Acquisition Phase

Buy and Hold Phase

Cumulative Return on Investment (ROI)

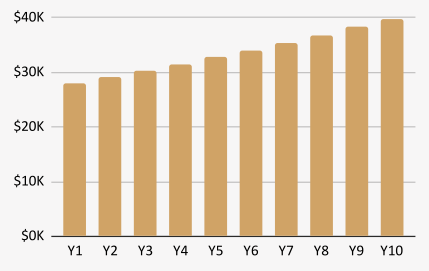


Yearly ROI

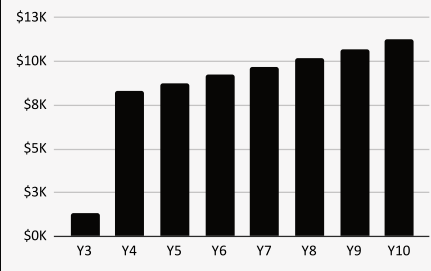


Sources of Return

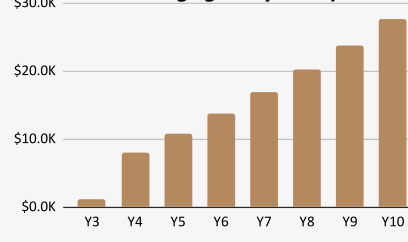
Property Price Appreciation



Mortgage Principal Reduction

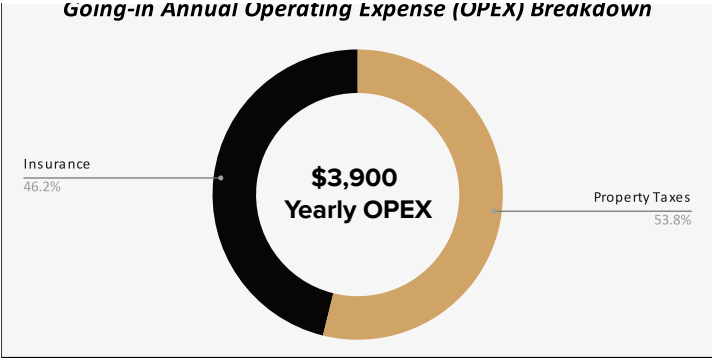
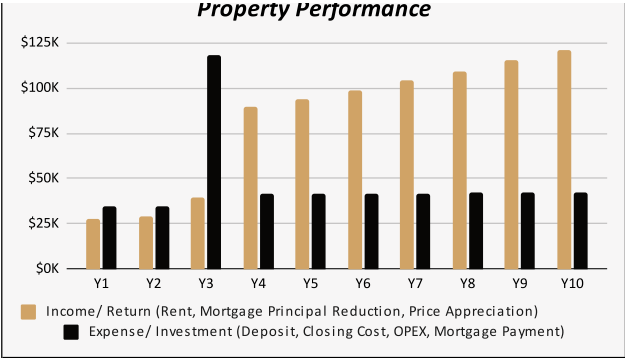


Net Cash Flow (Rent Income less OPEX less Mortgage Payment)



Property Performance

Going-in Annual Operating Expense (OPEX) Breakdown



10-Year Period Pro Forma

Acquisition Phase

Buy and Hold Phase

<i>Year</i>	<i>Y1</i>	<i>Y2</i>	<i>Y3</i>	<i>Y4</i>	<i>Y5</i>	<i>Y6</i>	<i>Y7</i>	<i>Y8</i>	<i>Y9</i>	<i>Y10</i>	<i>Total</i>
Income/ Return											
Property Price Appreciation	\$28,000	\$29,120	\$30,285	\$31,496	\$32,756	\$34,066	\$35,429	\$36,846	\$38,320	\$39,853	\$336,171
Rent Income	-	-	\$8,160	\$49,450	\$52,417	\$55,562	\$58,895	\$62,429	\$66,175	\$70,145	\$423,232
Mortgage Principal Reduction	-	-	\$1,351	\$8,346	\$8,772	\$9,220	\$9,691	\$10,185	\$10,705	\$11,252	\$69,523
GST/HST Rebate	-	-	-	-	-	-	-	-	-	-	-
Total Income/ Return	\$28,000	\$29,120	\$39,796	\$89,292	\$93,945	\$98,848	\$104,015	\$109,461	\$115,200	\$121,250	\$828,926
Expense/ Investment											
Deposit	\$35,000	\$35,000	\$70,000	-	-	-	-	-	-	-	\$140,000
Remaining Balance Payment	-	-	-	-	-	-	-	-	-	-	-
Closing Cost	-	-	\$41,475	-	-	-	-	-	-	-	\$41,475
Operating Expense	-	-	\$895	\$5,396	\$5,564	\$5,738	\$5,919	\$6,108	\$6,306	\$6,511	\$42,437
Mortgage Payment	-	-	\$6,006	\$36,033	\$36,033	\$36,033	\$36,033	\$36,033	\$36,033	\$36,033	\$258,239
Total Expense/ Investment	\$35,000	\$35,000	\$118,375	\$41,430	\$41,597	\$41,771	\$41,953	\$42,142	\$42,339	\$42,544	\$482,151
Net Gain (Loss)	(\$7,000)	(\$5,880)	(\$78,580)	\$47,862	\$52,348	\$57,076	\$62,062	\$67,319	\$72,861	\$78,706	\$346,774
Cumulative ROI	80.00%	81.60%	49.60%	75.98%	104.82%	136.27%	170.47%	207.57%	247.72%	291.09%	291.09%

The data provided in this document represents estimated projections and is for example purposes only and should not be relied upon without independent verification. The Real Estate Centre makes no representations or warranties on the accuracy of this document.

[1] Including Mortgage Payment