



**36 Month RENTAL GUARANTEE**  
**The New Retirement/Recreation Getaway**  
**Fairmont Hotsprings, BC**

**Investor Name:** Mandy Branham 705-300-8546

**Contact Email:** info@mandybranham.com

**3004A - Large 1 Bedroom with Corner Balcony**

**Purchase Price:** \$145,000

**MONTHLY GROSS RENTAL INCOME** \$1,050  
Rental Vacancy Rate \$0

**MONTHLY GROSS OPERATING INCOME (GOI)** \$1,050

**MONTHLY OPERATING EXPENSES**

Prope

Insur

Condu

Maint

TOTA

NET

MON

Mortg

TOTA

ESTI

ARV

Equity

**SOLD**

Mortgage Amount \$116,000  
Interest Rate 1.75%  
Amortization (years) 25  
Mortgage Payment \$414.40

**CASHFLOW** \$129

**CALCULATE YOUR ROI**

Cash Flow \$ 1,550.49  
Mortgage Paydown \$ 3,731.94

Forced Appreciation  
Passive Appreciation Forward Thinking - Possibly 3% \$ 4,350.00

**Year One Total ROI** \$9,632.43

Arv Mortgage: \$116,000.00 Original Capital: \$32,150  
Mortgage Balance: \$116,000.00 Capital Returned: \$0  
Capital Left Invested \$32,150



**CASH REQUIRED TO CLOSE**

Down Payment \$29,000  
Reserve Fund  
Initial Improvements \$0  
Closing & Carrying Costs \$3,150

**TOTAL CASH REQUIRED** \$32,150

Year 1 ROI \$ \$9,632  
Capital Left Invested \$32,150

**29.96%**

Total 5 Year Return \$50,493