



36 MONTH RENTAL GUARANTEE.
Golf - Skiing - Hot Springs - Hiking
Your NEW Home to Work and Play

Investor Name: Mandy Branham 705-300-8546

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3006B - 1 BED 600 sqft Mountain View Condo

Purchase Price: \$95,000

MONTHLY GROSS RENTAL INCOME \$850

Rental Vacancy Rate \$0

MONTHLY GROSS OPERATING INCOME (GOI) \$850

MONTHLY OPERATING EXPENSES

Property Taxes \$59

Insurance \$50

Conc

Main

TOT

NET

MON

Mort

TOT

EST

ARV

Equip

Mort

Inter

Amo

Mort

Unit B

Bedrooms: 1
Bathrooms: 1
Approx. sq ft: 600



SOLD



SE \$19,000

CASHFLOW \$180

Initial Improvements \$0
Closing & Carrying Costs \$2,750

CALCULATE YOUR ROI

Cash Flow \$ 2,162.82

Mortgage Paydown \$ 2,445.07

Forced Appreciation

Passive Appreciation Forward Thinking - Possibly 3% \$ 2,850.00

Year One Total ROI \$7,457.89

Arv Mortgage: \$76,000.00 Original Capital: \$21,750

Mortgage Balance: \$76,000.00 Capital Returned: \$0

Capital Left Invested \$21,750

TOTAL CASH REQUIRED \$21,750

Year 1 ROI \$ 7,458

Capital Left Invested \$21,750

34.29%

Total 5 Year Return \$39,051