



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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3007B - 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

Condo Fees \$289

Maintenance & Management \$0

TOTAL NET OPERATING EXPENSES (NOE) **\$398**

NET OPERATING INCOME (GOI - NOE) **\$452**

MONTHLY DEBT SERVICE

Mortgage Payment \$272

TOTAL MONTHLY DEBT SERVICE **\$272**

ESTIMATED NET MONTHLY CASH FLOW **\$180**

ARV After Repair Value **\$95,000**

Equity Left in After Refinance 20% \$19,000

Mortgage Amount \$76,000

Interest Rate 1.75%

Amortization (years) 25

Mortgage Payment \$271.51

CASHFLOW **\$180**

CALCULATE YOUR ROI

Cash Flow \$ 2,162.82

Mortgage Paydown \$ 2,445.07

Forced Appreciation

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

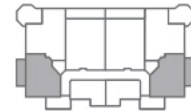
Year One Total ROI **\$7,457.89**

Arv Mortgage: \$76,000.00 Original Capital: \$21,650

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

Capital Left Invested \$21,650

Unit B



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



CASH REQUIRED TO CLOSE

Down Payment \$19,000

Reserve Fund

Initial Improvements \$0

Closing & Carrying Costs \$2,650

TOTAL CASH REQUIRED **\$21,650**

Year 1 ROI \$ 7,458

Capital Left Invested \$21,650

34.45%

Total 5 Year Return \$39,051