



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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3010B - 1 BED 600 sqft Mountain View Condo

Purchase Price: \$105,000

MONTHLY GROSS RENTAL INCOME \$900

Rental Vacancy Rate \$0

MONTHLY GROSS OPERATING INCOME (GOI) \$900

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) \$502

MONTHLY DEBT SERVICE

Mortgage Payment \$300

TOTAL MONTHLY DEBT SERVICE \$300

ESTIMATED NET MONTHLY CASH FLOW \$202

ARV After Repair Value \$105,000

Equity Left in After Refinance 20% \$21,000

Mortgage Amount \$84,000

Interest Rate 1.75%

Amortization (years) 25

Mortgage Payment \$300.08

CASHFLOW \$202

CALCULATE YOUR ROI

Cash Flow \$ 2,419.87

Mortgage Paydown \$ 2,702.44

Forced Appreciation

Passive Appreciation Forward Thinking - Possibly 3% \$ 3,150.00

Year One Total ROI \$8,272.31

Arv Mortgage: \$84,000.00 Original Capital: \$23,750

Mortgage Balance: \$84,000.00 Capital Returned: \$0

Capital Left Invested \$23,750

Unit B

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



CASH REQUIRED TO CLOSE

Down Payment \$21,000

Reserve Fund

Initial Improvements \$0

Closing & Carrying Costs \$2,750

TOTAL CASH REQUIRED \$23,750

Year 1 ROI \$ 8,272

Capital Left Invested \$23,750

34.83%

Total 5 Year Return \$43,314