



**36 Month RENTAL GUARANTEE**  
**Hot New Retirement/Recreation Rental Market**  
**Golf - Ski - Hike - Relax**

**Book A Discovery Call**

[mandybranham.com](http://mandybranham.com)

**705-300-8546**

**Contact Email:**

[info@mandybranham.com](mailto:info@mandybranham.com)

**3011B - 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

\$67

Insurance

\$50

Condo Fees

\$289

Maintenance & Management

\$0

**TOTAL NET OPERATING EXPENSES (NOE)**

**\$406**

**NET OPERATING INCOME (GOI - NOE)**

**\$494**

**MONTHLY DEBT SERVICE**

Mortgage Payment

\$300

**TOTAL MONTHLY DEBT SERVICE**

**\$300**

**ESTIMATED NET MONTHLY CASH FLOW**

**\$194**

**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**

**\$194**

**CALCULATE YOUR ROI**

Cash Flow

\$ 2,323.87

Mortgage Paydown

\$ 2,702.44

Forced Appreciation

Passive Appreciation Forward Thinking - Possibly 3%

\$ 3,150.00

**Year One Total ROI**

**\$8,176.31**

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



Mandy Branham

**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 \$ 8,176

Capital Left Invested \$23,750

**34.43%**

Total 5 Year Return \$42,815