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179 Barnardo Ave.

Monthly Operating Income		Scenario A	Scenario B
Number of Units		2	
Average Monthly Rent per Unit		2,500.00	
	Total Rental Income	5,000.00	-
% Vacancy and Credit Losses		5.00%	5.00%
	Total Vacancy Loss	250.00	-
Other Monthly Income (laundry, vending, parking, etc.)		-	-
Gross Monthly Operating Income		4,750.00	-

Monthly Operating Expenses			
Property Management Fees	-	-	
Real Estate Taxes	298.78		
Rental Property Insurance	43.92		
Homeowners/Property Association Fees		-	
Replacement & Repair Reserve	250.00	-	
Utilities			
- Water and Sewer	155.59		
- Gas and Electricity	407.31		
- Garbage			
- Cable, Phone, Internet			
Pest Control	-	-	
Accounting and Legal	25.00	-	
Monthly Operating Expenses		1,180.60	-

Net Operating Income (NOI)		
Total Annual Operating Income	57,000.00	-
Total Annual Operating Expense	14,167.20	-
Annual Net Operating Income	42,832.80	-

Capitalization Rate and Valuation		
Desired Capitalization Rate	6.91%	0.00%
Property Valuation (Offer Price)	619,866.86	-
Actual Purchase Price	619,900.00	
Actual Capitalization Rate	6.91%	-

Loan Information		
Down Payment	123,980.00	123,980.00
Loan Amount	495,920.00	(123,980.00)
Acquisition Costs and Loan Fees	10,000.00	
Length of Mortgage (years)	25	25
Annual Interest Rate	4.950%	4.950%
	Initial Investment	133,980.00
	Monthly Mortgage Payment (PI)	3,109.38
	Annual Interest (1st year)	23,960.47
	Annual Principal (1st Year)	13,352.13
Total Annual Debt Service		37,312.60

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	460.02	
Total Annual Cash Flow (before taxes)	5,520.20	
Cash on Cash Return (ROI)	4.12%	

Note: Information provided is not guaranteed accurate. Please verify calculations and seek professional assistance from an accountant and your lawyer prior to making financial decisions. Amounts may reflect current landlord's income and expenses or hypothetical scenarios, but do not necessarily reflect future performance on this property.

