

Cashflow Analysis Summary

Presented by:

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[Cashflow Analysis](#)

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Property Address:

Property Information:

Purchase Price	\$ 423,900.00
Total Mortgage	\$ 288,252.00
Price per Door	\$ -

Revenue (monthly):

	\$ 1,764.00
Vacancy	2.00%
Rental Income	\$ 1,800.00
Other	\$ -

Expenses (monthly):

	\$ 1,739.36
Mortgage	\$ 1,428.36
Taxes	\$ 120.00
Condo	-
Insurance	\$ 65.00
Utilities	\$ -
Maintenance Fund	\$ -
Cable/Internet	\$ -
Borrowed Down Payment	\$ -
Other	\$ -
Property Management	\$ 126.00
Total Monthly Expense	

Closing Costs:

	\$ 7,978.00
Property Transfer Tax	\$ 6,478.00
Legal Fees	\$ 1,500.00
Repairs	\$ -
Other	\$ -

ROI calculations:

Appreciation/yr	3.00%
Sell after:	5

Mortgage Calculations:

Rate	4.35%
Amortization	30

Cash Position

Monthly Cashflow:	\$ 24.64
Initial Investment:	\$ 143,626.00
Annual Return on investment from Cashflow	0.21%

Future Value

Resale Value:	\$ 491,416.28
Mortgage Balance at Sale:	\$ 262,004.35
Total Profit:	\$ 72,522.13

Return on Investment

ROI Total	50%
ROI Annually	10%
Cap Rate	4%

Financing Methods

DCR	0.00
80% Offset?	#VALUE!