

ROSS PARK

A TEXTBOOK UNIVERSITY COMMUNITY • LONDON ONT.

Pro Forma

Bachelor Suite 415SF

Lease Guarantee : \$1140/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 197,400		
Down Payment:	\$ 40,000		
Size (sf):	415		
Price/sf:	\$ 476		
Rent:	\$ 13,680	\$ 14,808	\$ 16,349
Property Tax:	\$ 2,552	\$ 2,762	\$ 3,050
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 1,444	\$ 1,563	\$ 1,726
Budgeted Repairs:	\$ -	\$ 740	\$ 817
Total Income:	\$ 9,334	\$ 9,363	\$ 10,337
Mortgage:	\$ 7,246	\$ 7,246	\$ 7,246
Net Cash Flow:	\$ 2,087	\$ 2,116	\$ 3,091
Principle Paid Down:	\$ 3,760	\$ 4,102	\$ 4,573
Net Income:	\$ 5,847	\$ 6,218	\$ 7,664
Annual Return	15%	16%	19%
Capital Appreciation:	\$ 9,436	\$ 10,855	\$ 13,709
Total Annual ROI:	38%	43%	53%

Notes

Full property management and leasing for the year would come to one month rent plus HST

Condo fees are \$0.29 /sq.ft., which includes water, gas, sewer, common utilities, landscaping, snow removal, garbage pick up, common area cleaning, internet and a reserve for common capital expenditures.

All figures are estimated projections based on comparable residences in the area. Subject to change without notice E. & O. E.

Capital Cost Allowance can be written off against this net income, therefore lowering your taxable income from this property to as low as \$0 in the first couple of years.

Speak to your financial advisor or accountant for more information about Capital Cost Allowances

Assumptions:

projected rent of \$1140/month based on comparable data

1 year mortgage payment information based on current available 5 year variable closed at 2.20%

5 year mortgage payment information based on current available 5 year variable closed at 2.20%

10 year mortgage payment information based on current available 10 year variable closed at 2.20%

projected property taxes are based on 1.367795% of the net purchase price

projected annual rent increase of 2% based on historical data from Canada rental index

projected annual expense increase based on Bank of Canada Inflation Control Target

projected annual capital appreciate at 4.78% based on www.housepriceindex.ca data for Ontario

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Pro Forma

Bachelor Suite 325SF

Lease Guarantee : \$1075/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 187,900		
Down Payment:	\$ 40,000		
Size (sf):	325		
Price/sf:	\$ 578		
Rent:	\$ 12,900	\$ 13,963	\$ 15,417
Property Tax:	\$ 2,429	\$ 2,629	\$ 2,903
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 1,131	\$ 1,224	\$ 1,352
Budgeted Repairs:	\$ -	\$ 698	\$ 771
Total Income:	\$ 8,990	\$ 9,033	\$ 9,973
Mortgage:	\$ 6,898	\$ 6,898	\$ 6,898
Net Cash Flow:	\$ 2,092	\$ 2,135	\$ 3,075
Principle Paid Down:	\$ 3,533	\$ 3,854	\$ 4,297
Net Income:	\$ 5,625	\$ 5,989	\$ 7,372
Annual Return	14%	15%	18%
Capital Appreciation:	\$ 8,982	\$ 10,332	\$ 13,049
Total Annual ROI:	37%	41%	51%

Notes

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Assumptions:

projected rent of \$1075/month based on comparable data

1 year mortgage payment information based on current available 5 year variable closed at 2.20%

5 year mortgage payment information based on current available 5 year variable closed at 2.20%

10 year mortgage payment information based on current available 10 year variable closed at 2.20%

projected property taxes are based on 1.367795% of the net purchase price

projected annual rent increase of 2% based on historical data from Canada rental index

projected annual expense increase based on Bank of Canada Inflation Control Target

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Pro Forma

1 Bedroom + Den 540SF

Lease Guarantee : \$1400/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 249,400		
Down Payment:	\$ 50,000		
Size (sf):	540		
Price/sf:	\$ 462		
Rent:	\$ 16,800	\$ 18,185	\$ 20,078
Property Tax:	\$ 3,224	\$ 3,490	\$ 3,853
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 1,879	\$ 2,034	\$ 2,246
Budgeted Repairs:	\$ -	\$ 909	\$ 1,004
Total Income:	\$ 11,347	\$ 11,373	\$ 12,556
Mortgage:	\$ 9,155	\$ 9,155	\$ 9,155
Net Cash Flow:	\$ 2,191	\$ 2,217	\$ 3,401
Principle Paid Down:	\$ 4,763	\$ 5,196	\$ 5,794
Net Income:	\$ 6,954	\$ 7,414	\$ 9,195
Annual Return	14%	15%	18%
Capital Appreciation:	\$ 11,921	\$ 13,714	\$ 17,320
Total Annual ROI:	38%	42%	53%

Notes

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Assumptions:

projected rent of \$1400/month based on comparable data

1 year mortgage payment information based on current available 5 year variable closed at 2.20%

5 year mortgage payment information based on current available 5 year variable closed at 2.20%

10 year mortgage payment information based on current available 10 year variable closed at 2.20%

projected property taxes are based on 1.367795% of the net purchase price

projected annual rent increase of 2% based on historical data from Canada rental index

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1 Bedroom + Den 581SF

Lease Guarantee : \$1600/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 274,900		
Down Payment:	\$ 50,000		
Size (sf):	581		
Price/sf:	\$ 473		
Rent:	\$ 19,200	\$ 20,783	\$ 22,946
Property Tax:	\$ 3,554	\$ 3,847	\$ 4,247
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 2,022	\$ 2,189	\$ 2,416
Budgeted Repairs:	\$ -	\$ 1,039	\$ 1,147
Total Income:	\$ 13,274	\$ 13,329	\$ 14,717
Mortgage:	\$ 10,091	\$ 10,091	\$ 10,091
Net Cash Flow:	\$ 3,183	\$ 3,238	\$ 4,625
Principle Paid Down:	\$ 5,372	\$ 5,861	\$ 6,534
Net Income:	\$ 8,555	\$ 9,099	\$ 11,160
Annual Return	17%	18%	22%
Capital Appreciation:	\$ 13,140	\$ 15,116	\$ 19,091
Total Annual ROI:	43%	48%	61%

Notes

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Assumptions:

projected rent of \$1600/month based on comparable data

1 year mortgage payment information based on current available 5 year variable closed at 2.20%

5 year mortgage payment information based on current available 5 year variable closed at 2.20%

10 year mortgage payment information based on current available 10 year variable closed at 2.20%

projected property taxes are based on 1.367795% of the net purchase price

projected annual rent increase of 2% based on historical data from Canada rental index

projected annual expense increase based on Bank of Canada Inflation Control Target

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Pro Forma

2 Bedroom + 2 Bath Suite 684SF

Lease Guarantee : \$1750/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 287,900		
Down Payment:	\$ 60,000		
Size (sf):	684		
Price/sf:	\$ 421		
Rent:	\$ 21,000	\$ 22,731	\$ 25,097
Property Tax:	\$ 3,722	\$ 4,029	\$ 4,448
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 2,380	\$ 2,577	\$ 2,845
Budgeted Repairs:	\$ -	\$ 1,137	\$ 1,255
Total Income:	\$ 14,548	\$ 14,610	\$ 16,131
Mortgage:	\$ 10,569	\$ 10,569	\$ 10,569
Net Cash Flow:	\$ 3,979	\$ 4,042	\$ 5,562
Principle Paid Down:	\$ 5,444	\$ 5,939	\$ 6,622
Net Income:	\$ 9,423	\$ 9,981	\$ 12,184
Annual Return	16%	17%	20%
Capital Appreciation:	\$ 13,762	\$ 15,831	\$ 19,994
Total Annual ROI:	39%	43%	54%

Notes

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Assumptions:

projected rent of \$1750/month based on comparable data

1 year mortgage payment information based on current available 5 year variable closed at 2.20%

5 year mortgage payment information based on current available 5 year variable closed at 2.20%

10 year mortgage payment information based on current available 10 year variable closed at 2.20%

projected property taxes are based on 1.367795% of the net purchase price

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projected annual expense increase based on Bank of Canada Inflation Control Target

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Pro Forma

2 Bedroom + 2 Bath Suite 702SF

Lease Guarantee : \$1750/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 298,900		
Down Payment:	\$ 60,000		
Size (sf):	702		
Price/sf:	\$ 426		
Rent:	\$ 21,000	\$ 22,731	\$ 25,097
Property Tax:	\$ 3,864	\$ 4,183	\$ 4,618
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 2,443	\$ 2,644	\$ 2,920
Budgeted Repairs:	\$ -	\$ 1,137	\$ 1,255
Total Income:	\$ 14,343	\$ 14,389	\$ 15,886
Mortgage:	\$ 10,973	\$ 10,973	\$ 10,973
Net Cash Flow:	\$ 3,370	\$ 3,416	\$ 4,914
Principle Paid Down:	\$ 5,707	\$ 6,226	\$ 6,941
Net Income:	\$ 9,077	\$ 9,642	\$ 11,855
Annual Return	15%	16%	20%
Capital Appreciation:	\$ 14,287	\$ 16,436	\$ 20,758
Total Annual ROI:	39%	43%	54%

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Pro Forma

2 Bedroom + 2 Bath Suite 773SF

Lease Guarantee : \$1800/month

	1st Year	5th Year	10th Year
Purchase Price:	\$ 307,900		
Down Payment:	\$ 60,000		
Size (sf):	773		
Price/sf:	\$ 398		
Rent:	\$ 21,600	\$ 23,381	\$ 25,814
Property Tax:	\$ 3,980	\$ 4,309	\$ 4,757
Insurance:	\$ 350	\$ 379	\$ 418
Condo Fees:	\$ 2,690	\$ 2,912	\$ 3,215
Budgeted Repairs:	\$ -	\$ 1,169	\$ 1,291
Total Income:	\$ 14,580	\$ 14,612	\$ 16,133
Mortgage:	\$ 11,303	\$ 11,303	\$ 11,303
Net Cash Flow:	\$ 3,277	\$ 3,309	\$ 4,830
Principle Paid Down:	\$ 5,922	\$ 6,460	\$ 7,203
Net Income:	\$ 9,198	\$ 9,770	\$ 12,033
Annual Return	15%	16%	20%
Capital Appreciation:	\$ 14,718	\$ 16,931	\$ 21,383
Total Annual ROI:	40%	45%	56%

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Assumptions:

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