

195 King St. E. - Hamilton, ON

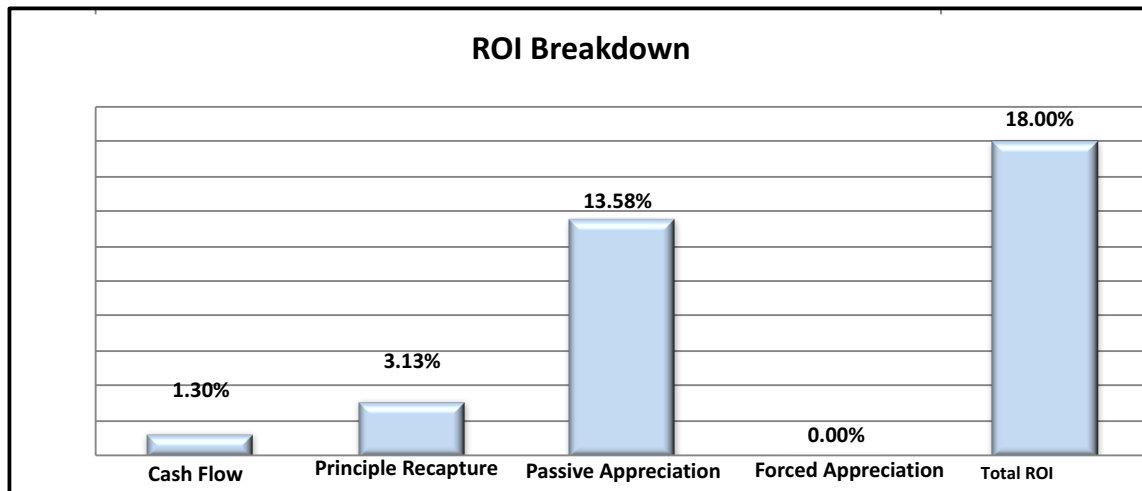
Property Type: 2 Res. Units + 1 Comm. Unit

MONTHLY GROSS RENTAL INCOME		\$3,750
Vacancy Rate	3%	\$113
Other Inc		\$0
GROSS OPERATING INCOME (GOI)		\$3,638
MONTHLY OPERATING EXPENSES		
Taxes		\$479
Insurance		\$150
Utilities		\$116
Repairs & Maintenance	5%	\$188
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0
TOTAL MONTHLY OPERATING EXPENSES		\$932
NET OPERATING INCOME (NOI)		\$2,705
DEBT SERVICE		
Purchase Price		\$775,000
Downpayment	35%	\$271,250
Mortgage Amount		\$503,750
Monthly Payment	4%/30 yrs	\$2,395
NET MONTHLY CASH FLOW		\$310

ACQUISITION COSTS	
Down Payment	\$271,250
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$11,975
Legal Fees	\$1,200
TOTAL ACQUISITION COSTS	\$285,425

ROI	
Cash Flow	1.30%
Principle Recapture	3.13%
Passive Appreciation @5%	13.58%
Forced Appreciation	0.00%
TOTAL ROI	18.00%

SUMMARY	
Cap Rate	4.19%
Cash-on-cash	1.30%
Break Even	91.48%
Payback Period (yrs)	76.8



NOTE: The information contained herein is provided for informational purposes only. The Listing Brokerage and Broker make no representation of the accuracy of the information contained herein. The purchaser MUST perform their own due diligence and make their own inquiries.