

Financial Information

DATE: 04/06/2010

ADDRESS 203 Lacie St
DESCRIPTION 6plex-Orillia/Parking/
PURCHASE PRICE \$349,000

FINANCIAL STATEMENTS		Monthly	Annually
Income			DESCRIPTION
Heat included in all units	Apt #1	838.19	2 bed
plus hydro	Apt #2	600	1 bed
plus hydro	Apt #3	814.4	2 bed
plus hydro	Apt #4	800.87	2 bed
	Apt #5	735	2 bed
	Apt #6	600	bach
	Rental Income	\$4,388.46	
Annual Income			\$52,661.52
Effective Income	Vacancy	Minus 3%	\$51,087.96

Expenses			
	Taxes	\$337.08	\$4,045.00
	Hydro	\$323.58	\$3,883.00
	Heat	\$335.00	\$4,020.00
	Insurance	\$125.42	\$1,505.00
	Water	\$227.33	\$2,728.00
Annual Expenses			\$16,181
Net Operating Income (NOI)			\$33,374

LOAN PAYMENTS & PROJECTED CASH FLOW			
1st Mortgage	5.00%	\$1,530.16	\$18,362
2nd Mortgage	0.00%	\$0.00	\$0
Projected Cash Flow		\$1,251.03	\$15,012

FINANCIAL RATIOS	
CAP RATE	9.56%
DSC	1.82
Cash on Cash Invested Return	16.04%
Return on Investment (R.O.I.)	39.73% <small>ASSUME 5% APPRECIATION</small>

INVESTMENT REQUIRED	
Land Transfer Tax	\$3,710
Closing Costs	\$2,618
Downpayment	\$87,250
Capital Improvements	\$0
TOTAL REQUIRED	\$93,578

Financing Available