

## Financial Information

DATE: 04/06/2010

**ADDRESS** 4313 Huronia  
**DESCRIPTION** 5plex-Orillia/Parking/  
**PURCHASE PRICE** \$279,000

FINANCIAL STATEMENTS		Monthly	Annually
<b>Income</b>			<b>DESCRIPTION</b>
<b>Pays 50% hydro</b>	Apt #1	1050	3 BED
<b>utilities included</b>	Apt #2	680	1 BED
<b>Pays hydro</b>	Apt #3	725	2 BED
<b>utilities included</b>	Apt #4	525	BACH
<b>utilities included</b>	Apt #5	525	BACH
	Rental Income	\$3,505.00	
	Annual Income		<b>\$42,060.00</b>
	<b>Effective Income</b>	Vacancy Minus 3%	<b>\$40,798.20</b>

<b>Expenses</b>			
	Taxes	\$189.42	\$2,273.00
	Hydro	\$181.67	\$2,180.00
	Heat	\$223.33	\$2,680.00
	Insurance	\$62.08	\$745.00
	Annual Expenses		<b>\$7,878</b>
	<b>Net Operating Income (NOI)</b>		<b>\$32,920</b>

LOAN PAYMENTS & PROJECTED CASH FLOW			
<b>1st Mortgage</b>	3.50%	\$1,047.55	\$12,571
<b>2nd Mortgage</b>	0.00%	\$0.00	\$0
<b>Projected Cash Flow</b>		<b>\$1,695.80</b>	<b>\$20,350</b>

FINANCIAL RATIOS	
<b>CAP RATE</b>	11.80%
<b>DSC</b>	2.62
<b>Cash on Cash Invested Return</b>	27.31%
<b>Return on Investment (R.O.I.)</b>	49.12% ASSUME 5% APPRECIATION

INVESTMENT REQUIRED	
<b>Land Transfer Tax</b>	<b>\$2,660</b>
<b>Closing Costs</b>	<b>\$2,093</b>
<b>Downpayment</b>	<b>\$69,750</b>
<b>Capital Improvements</b>	<b>\$0</b>
<b>TOTAL REQUIRED</b>	<b>\$74,503</b>