

# PROPERTY REVENUE POTENTIAL

## Unit # 104 B

ORION  
PEMBERTON BC

Purchase Price	\$449,900
5% GST	\$22,495
<b>TOTAL PURCHASE PRICE</b>	<b>\$472,395</b>

Down Payment (25%)	\$118,099
Property Transfer Tax	\$6,998
Closing Costs	\$1,500
GST Rebate	-\$6
<b>INITIAL INVESTMENT</b>	<b>\$126,590</b>

ASSUMPTIONS	
Annual Capital Appreciation	2.5%
Annual Rental & Expense Inflation	3.5%

ANNUALIZED  
RETURN  
**17%**

5-YEAR TOTAL  
PROFIT  
**\$109,515**

MORTGAGE TERMS	
<i>5-Year Variable Rate of 3.5% with 30-Year Amortization</i>	
Amount Borrowed	\$354,296
Monthly Payment	\$1,586

EXPENSES	MONTHLY	ANNUAL
Property Tax	\$253	\$3,039
Dyke Tax	\$21	\$252
Strata Fees	\$256	\$3,072
Mortgage Payment	\$1,586	\$19,032
<b>Total Expenses</b>	<b>\$2,116</b>	<b>\$25,395</b>

REVENUE	MONTHLY	ANNUAL
Rent	\$1,850	\$22,200
Garage Rent	\$250	\$3,000
Utilities	\$100	\$1,200
<b>Total Revenue</b>	<b>\$2,200</b>	<b>\$26,400</b>

5-YEAR INVESTMENT RETURN SUMMARY					
Year	Annual Cash Flow	Mortgage Principal Reduction	Capital Appreciation (2.5%/Year)	Total Profit	ROI
1	\$1,005.67	\$6,829.00	\$11,247.50	\$19,082.17	15%
2	\$1,847.39	\$7,070.00	\$11,528.69	\$20,446.08	16%
3	\$2,719.39	\$7,319.00	\$11,816.90	\$21,855.30	17%
4	\$3,622.76	\$7,578.00	\$12,112.33	\$23,313.08	18%
5	\$4,558.61	\$7,845.00	\$12,415.14	\$24,818.74	20%
<b>TOTAL</b>	<b>\$13,753.82</b>	<b>\$36,641.00</b>	<b>\$59,120.56</b>	<b>\$109,515.37</b>	<b>87%</b>

*Disclaimer: All figures presented are estimates based on historical data for rental income, interest rates and annual market growth and are not provided as an incentive to purchase or as a guarantee. All numbers are calculated to provide general information to potential buyers and it is recommended that each buyer consult their realtor or financial professionals. E. & E.O.*



**RE/MAX**  
**SEA TO SKY**  
REAL ESTATE  
INDEPENDENTLY OWNED AND OPERATED

Ann & Matt Chiasson  
RE/MAX Sea to Sky Real Estate  
604-935-9171