

PROPERTY REVENUE POTENTIAL

Unit # 204 B, 210 B, 212 B

ORION
PEMBERTON BC

Purchase Price	\$459,900
5% GST	\$22,995
TOTAL PURCHASE PRICE	\$482,895

Down Payment (25%)	\$120,724
Property Transfer Tax	\$7,198
Closing Costs	\$1,500
GST Rebate	\$0
INITIAL INVESTMENT	\$129,422

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

ANNUALIZED
RETURN
17%

5-YEAR TOTAL
PROFIT
\$109,261

MORTGAGE TERMS	
<i>5-Year Variable Rate of 3.5% with 30-Year Amortization</i>	
Amount Borrowed	\$362,171
Monthly Payment	\$1,621

EXPENSES	MONTHLY	ANNUAL
Property Tax	\$257	\$3,083
Dyke Tax	\$21	\$258
Strata Fees	\$256	\$3,072
Mortgage Payment	\$1,621	\$19,455
Total Expenses	\$2,156	\$25,868

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

5-YEAR INVESTMENT RETURN SUMMARY					
Year	Annual Cash Flow	Mortgage Principal Reduction	Capital Appreciation (2.5%/Year)	Total Profit	ROI
1	\$531.77	\$6,980.00	\$11,497.50	\$19,009.27	15%
2	\$1,372.24	\$7,227.00	\$11,784.94	\$20,384.18	16%
3	\$2,242.96	\$7,482.00	\$12,079.56	\$21,804.52	17%
4	\$3,145.02	\$7,746.00	\$12,381.55	\$23,272.57	18%
5	\$4,079.52	\$8,020.00	\$12,691.09	\$24,790.61	19%
TOTAL	\$11,371.51	\$37,455.00	\$60,434.64	\$109,261.15	84%

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.



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