

# PROPERTY REVENUE POTENTIAL

## Unit # 301 A, 311 A

# 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**

**\$105,242**

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	\$236	\$2,833
Mortgage Payment	\$1,586	\$19,032
<b>Total Expenses</b>	<b>\$2,096</b>	<b>\$25,155</b>

REVENUE	MONTHLY	ANNUAL
Rent	\$1,775	\$21,300
Garage Rent	\$250	\$3,000
Utilities	\$90	\$1,080
<b>Total Revenue</b>	<b>\$2,115</b>	<b>\$25,380</b>

5-YEAR INVESTMENT RETURN SUMMARY					
Year	Annual Cash Flow	Mortgage Principal Reduction	Capital Appreciation (2.5%/Year)	Total Profit	ROI
1	\$224.95	\$6,829.00	\$11,247.50	\$18,301.45	14%
2	\$1,030.97	\$7,070.00	\$11,528.69	\$19,629.66	16%
3	\$1,866.02	\$7,319.00	\$11,816.90	\$21,001.93	17%
4	\$2,731.15	\$7,578.00	\$12,112.33	\$22,421.47	18%
5	\$3,627.41	\$7,845.00	\$12,415.14	\$23,887.55	19%
<b>TOTAL</b>	<b>\$9,480.50</b>	<b>\$36,641.00</b>	<b>\$59,120.56</b>	<b>\$105,242.06</b>	<b>83%</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.*



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