

PROPERTY REVENUE POTENTIAL

Unit # 304 B

ORION
PEMBERTON BC

Purchase Price	\$469,900
5% GST	\$23,495
TOTAL PURCHASE PRICE	\$493,395

Down Payment (25%)	\$123,349
Property Transfer Tax	\$7,398
Closing Costs	\$1,500
GST Rebate	\$0
INITIAL INVESTMENT	\$132,247

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

ANNUALIZED
RETURN
16%

5-YEAR TOTAL
PROFIT
\$109,013

MORTGAGE TERMS	
<i>5-Year Variable Rate of 3.5% with 30-Year Amortization</i>	
Amount Borrowed	\$370,046
Monthly Payment	\$1,656

EXPENSES	MONTHLY	ANNUAL
Property Tax	\$261	\$3,128
Dyke Tax	\$22	\$263
Strata Fees	\$256	\$3,072
Mortgage Payment	\$1,656	\$19,878
Total Expenses	\$2,195	\$26,341

REVENUE	MONTHLY	ANNUAL
Rent	\$1,850	\$22,200
Carport 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	\$58.87	\$7,132.00	\$11,747.50	\$18,938.37	14%
2	\$898.09	\$7,384.00	\$12,041.19	\$20,323.28	15%
3	\$1,767.53	\$7,645.00	\$12,342.22	\$21,754.75	16%
4	\$2,668.28	\$7,915.00	\$12,650.77	\$23,234.05	18%
5	\$3,601.44	\$8,194.00	\$12,967.04	\$24,762.48	19%
TOTAL	\$8,994.21	\$38,270.00	\$61,748.72	\$109,012.93	82%

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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