

# PROPERTY PROFORMA

Unit # 201 A, 209 A

ORION

PEMBERTON BC

Purchase Price	\$439,900
5% GST	\$21,995
<b>PURCHASE PRICE</b>	<b>\$461,895</b>

Down Payment (25%)	\$115,474
Property Transfer Tax	\$6,798
Closing Costs	\$1,500
GST Rebate	-\$636
<b>INITIAL INVESTMENT</b>	<b>\$123,135</b>

REVENUE	MONTHLY	ANNUAL
Rent	\$1,760	\$21,120
Garage Rent	\$250	\$3,000
Utilities Chargeback	\$90	\$1,080
<b>Total Revenue</b>	<b>\$2,100</b>	<b>\$25,200</b>

EXPENSES	MONTHLY	ANNUAL
Property Tax	\$240	\$2,879
Dyke Tax	\$22	\$259
Strata Fees	\$236	\$2,833
Mortgage Payment	\$1,551	\$18,609
<b>Total Expenses</b>	<b>\$2,048</b>	<b>\$24,579</b>

Cashflow - Year 1	\$52	\$621
-------------------	------	-------

5-YEAR INVESTMENT RETURN SUMMARY	
Cash Flow	\$10,077
Mortgage Principal Reduction	\$35,827
Capital Appreciation	\$60,697
<b>TOTAL 5-YEAR PROFIT</b>	<b>\$106,600</b>

5-YEAR RETURN ON INVESTMENT:  
**87%**

ANNUALIZED RETURN:  
**17%**

MORTGAGE TERMS	
<i>5-Year Variable Rate of 3.5% with 30-Year Amortization</i>	
Amount Borrowed	\$346,421
Monthly Payment	\$1,551

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

*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.*



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