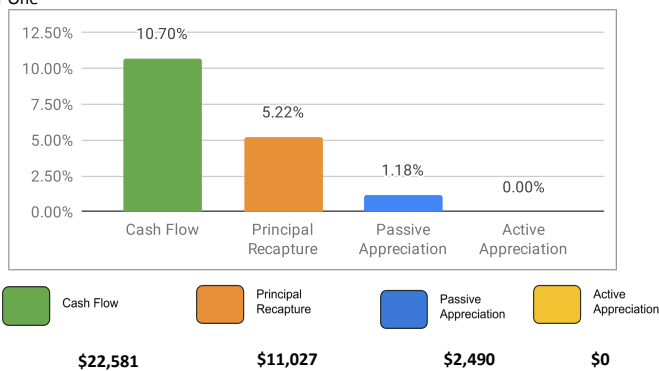


Sydney				
Property Description	#Units	6	List Price	\$249,000
MONTHLY GROSS RENTAL INCOME		\$6,100		
Other Income: Laundry		\$0		
Rental Vacancy Rate	8%	\$488		
MONTHLY GROSS OPERATING INCOME (GOI)		\$5,612		
MONTHLY OPERATING EXPENSES				
Property Taxes		\$315		
Insurance		\$583		
Utilities		\$1,979		
Repairs & Maintenance Reserve	3%	\$183		
Property Management	8%	\$561		
Cleaning		\$		
Gifts		\$		
Lawn/Snow Maintenance		\$100		
Other:		\$		
TOTAL OPERATING EXPENSES (OE)		\$3,722		
NET OPERATING INCOME (GOI-OE)		\$1,890		
MONTHLY DEBT SERVICE				
Mortgage Payment		\$917		
2nd Mortgage or LOC Payment		\$0		
TOTAL MONTHLY DEBT SERVICE		\$917		
ESTIMATED NET MONTHLY CASH FLOW		\$973		
CAP RATE		9.11%		
PASSIVE APPRECIATION		1.0%	CASH REQUIRED TO CLOSE	
PURCHASE PRICE		\$249,000	Down Payment	\$74,700
Down payment	30%	\$74,700	Initial Improvements	\$125,000
Mortgage Amount		\$174,300	Building Inspection	\$500
Interest Rate		4.00%	Appraisal	\$400
Amortization (years)		25.00	Land Transfer Tax	\$2,215
Monthly Payment		\$917	Closing Cost	\$9,214
Year One			HST (Commercial Only - 15%)	\$0
		TOTAL CASH		
		\$211,129		
Eye on ROI (Year 1) - Post Refi Option 1				
		Cash Flow	\$22,581	
		Principal Recapture	\$11,027	
		Passive Appreciation	\$2,490	
		Active Appreciation	\$0	
		Year One Total ROI	Infinite	
Eye on ROI (Year 5) - Post Refi Option 1				
		Cash Flow	\$112,903	
		Principal Recapture	\$25,033	
		Passive Appreciation	\$12,702	
		Active Appreciation	\$0	
		Year Five Total ROI	Infinite	



What If!?					
Minimal Renovations of \$125,000 in strategic areas (floors, kitchens, washrooms)					
Increase Gross Rental Income to Market Rates			\$7,930	30.01%	
Net Operating Increase:			\$24,957	per year	
At a 9% Cap Rate the property value would be			\$529,339		\$280,339 Increase!
Option 1	LTV	Capital remaining (Additional Payout)	Yearly Cashflow	Principal Recap 3 Years	
Refinance and hold (Capital recovery)	75%	\$ (11,575)	\$ 22,581	\$ 39,026	
Option 2					
Refinance and hold (Cashflow)	60%	\$ 67,826	\$ 27,593	\$ 31,221	
Option 3	Cap	Sell Price	Capital Returned	Money In hand!	ROI
Sell	9.00%	\$529,339	\$211,129	\$69,210	32.78%