

15 Hollywood Ave. S. - Hamilton, ON

Property Type: Student - Single Family

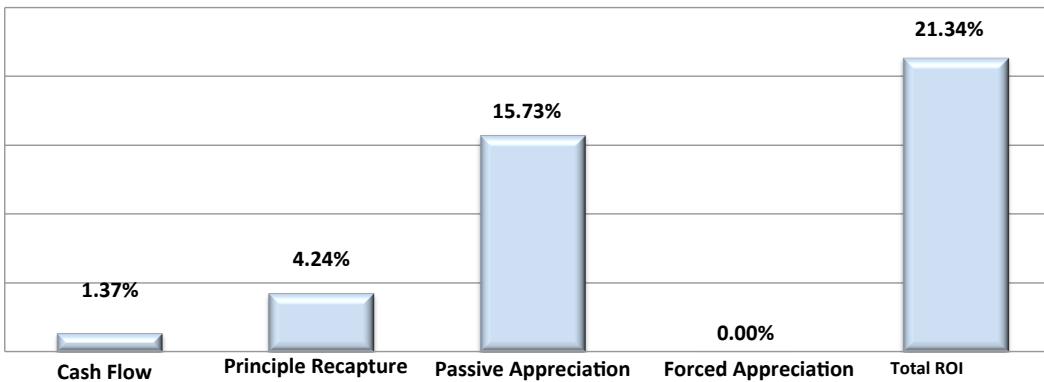
| MONTHLY GROSS RENTAL INCOME | | \$3,675 |
|---|-----------|----------------|
| Vacancy Rate | 3% | \$110 |
| Other Inc | | \$0 |
| GROSS OPERATING INCOME (GOI) | | \$3,565 |
| MONTHLY OPERATING EXPENSES | | |
| Taxes | | \$349 |
| Insurance | | \$209 |
| Utilities | | \$293 |
| Repairs & Maintenance | 5% | \$184 |
| Property Management | 7% | \$257 |
| Condo Fees | | \$0 |
| Other: | | \$0 |
| Other: | | \$0 |
| TOTAL MONTHLY OPERATING EXPENSES | | \$1,293 |
| NET OPERATING INCOME (NOI) | | \$2,272 |
| DEBT SERVICE | | |
| Purchase Price | | \$649,900 |
| Downpayment | 30% | \$194,970 |
| Mortgage Amount | | \$454,930 |
| Monthly Payment | 4%/30 yrs | \$2,036 |
| NET MONTHLY CASH FLOW | | \$236 |

| ACQUISITION COSTS | |
|--------------------------------|------------------|
| Down Payment | \$194,970 |
| Initial Improvements | \$0 |
| Building Inspection | \$500 |
| Appraisal | \$500 |
| Land Transfer Tax | \$9,473 |
| Legal Fees | \$1,200 |
| TOTAL ACQUISITION COSTS | |
| | \$206,643 |

| ROI | |
|--------------------------|---------------|
| Cash Flow | 1.37% |
| Principle Recapture | 4.24% |
| Passive Appreciation @5% | 15.73% |
| Forced Appreciation | 0.00% |
| TOTAL ROI | |
| | 21.34% |

| SUMMARY | |
|----------------------|--------|
| Cap Rate | 4.20% |
| Cash-on-cash | 1.37% |
| Break Even | 93.39% |
| Payback Period (yrs) | 73.1 |

ROI Breakdown



NOTE: The information contained herein is provided for informational purposes only. The Listing Brokerage and Broker make no representation of the accuracy of the information contained herein. The purchaser MUST perform their own due diligence and make their own inquiries.