

15 Hollywood Ave. S. - Hamilton, ON

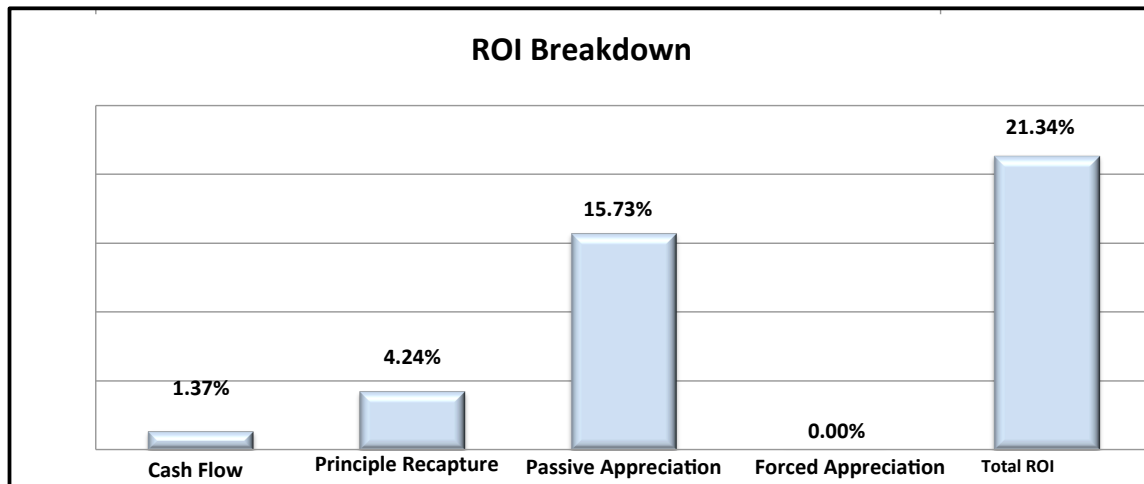
Property Type: Student - Single Family

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



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.