

31 Alanson St. - Hamilton, ON

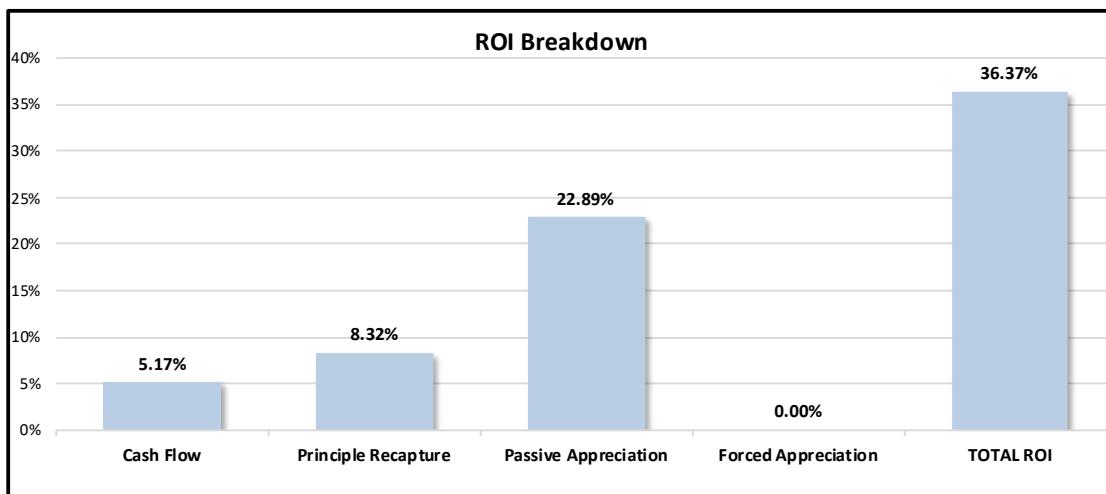
Property Type: 3 Units

MONTHLY GROSS RENTAL INCOME		\$4,300
Vacancy Rate	3%	\$129
Other Inc		\$0
GROSS OPERATING INCOME (GOI)		\$4,171
MONTHLY OPERATING EXPENSES		
Taxes		\$264
Insurance		\$181
Utilities		\$321
Repairs & Maintenance	3%	\$129
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0
TOTAL MONTHLY OPERATING EXPENSES		\$895
NET OPERATING INCOME (NOI)		\$3,276
DEBT SERVICE		
Purchase Price		\$799,900
Downpayment	20%	\$159,980
Mortgage Amount		\$639,920
Monthly Payment	2.5%/30 yrs	\$2,524
NET MONTHLY CASH FLOW		\$752

ACQUISITION COSTS	
Down Payment	\$159,980
Initial Improvements	\$0
Building Inspection	\$0
Appraisal	\$500
Land Transfer Tax	\$12,473
Legal Fees	\$1,800
TOTAL ACQUISITION COSTS	
	\$174,753

ROI	
Cash Flow	5.17%
Principle Recapture	8.32%
Passive Appreciation	@5% 22.89%
Forced Appreciation	0.00%
TOTAL ROI	
	36.37%

SUMMARY	
Cap Rate	4.92%
Cash-on-cash	5.17%
Break Even	81.97%
Payback Period (yrs)	19.4



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.