

111 MARY STREET NORTH, OSHAWA ON

Price: \$249,000 **Down Payment:** \$ 50,000

Price per Suite \$83,000
Price per Sq. Ft
GRM 9.5402299
Avg. Rent/Unit \$ 708.33
Expense Ratio 28.61%
Cash on Cash
Cap Rate 7.48%

Sources of Income
 As of April 1, 2008

	#	Monthly Rent Range	
		Low	High
Bachelor			
Junior One Bedroom			
One Bedroom	2	\$ 600	\$ 675
Two Bedroom	1	\$ 900	
Commercial			
Parking			
Laundry			

Annual Income \$26,100

Approx. Age
Lot Size: 34 feet x 85 feet
Style 2 Storey
Construction: Brick
Intercom/Balconies N/N
Floors Hall/Rooms Hardwood
Heating Electric
Hot Water
Washers/Dryers: None
Fridges/Stoves 3/3
Parking: Out/IN Out
Leases?: Yes

Expenses as of: April

	Year	Total	Per Unit	% of Expenses
Realty Taxes	2007	\$ 2,800	\$ 933	37%
Insurance	2007	\$ 947	\$ 316	13%
Gas	2007			
Hydro	2007	\$ 1,740	\$ 145	23%
Water	2007	\$ 480	\$ 160	6%
Maintenance	Est	\$ 900	\$ 300	12%
Superintendent	Apt 3	\$ 600	\$ 200	8%
Adertising & Mis				
Annual Expenses		\$ 7,467	\$ 2,054	100%

NET OPERATING INCOME \$18,633

FINANCING	1st Mortgage	2nd Mortgage	First Year Financing Total	First Year Principal Paydown
Principal	\$199,000		\$ 10,513	\$ 2,550
Interest Rate	5.40%			
Payments	\$ 1,013			
Due Date	5 Years			
Amortization	40			

Yield on Down Payment

Cash Flow:	\$6,478 =	12.96%	Remarks
Investment Return:	\$9,028 =	18.06%	Apt 2 & 3 Pay Heat and Hydro Apt 1 acts as Superintendent