

Cashflow Analysis

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Presented by:

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Property Address: 202-3732 Mt Seymour

Fill in Squares

Property Information:

Purchase Price	\$ 729,900.00
Down payment %	100%
Down Payment	\$ 729,900.00
Borrowed Down Payment	
Total Mortgage	\$ -
Number of Units	1.00
Price per Door	\$ 729,900.00

Revenue (monthly):

Net Rent	\$ 2,300.00
Vacancy	0.00%
Rental Income	\$ 2,300.00
Other	\$ -

Expenses (monthly):

Mortgage	\$ -
Taxes	\$ 192.93
Condo	
Insurance	\$ 602.31
Utilities	\$ -
Maintenance Fund	\$ - <input type="text"/> 0% (use 15% as default)
Cable/Internet	
Borrowed Down Payment	\$ -
Other	
Property Management	\$ - <input type="text"/> 0% of Net Rent
Total Monthly Expense	\$ 795.24

Other costs (initial investment):

Property Transfer Tax	\$ 12,598.00	<input type="text"/> Applicable (BC PTT only)
Legal Fees	\$ -	
Repairs	\$ -	
Other	\$ -	
Insurance Premium (not out of pocket)	\$ -	

ROI calculations:

Appreciation/yr	<input type="text"/> 5.00%
Sell after:	<input type="text"/> 5 yrs

Mortgage Calculations:

Rate	<input type="text"/> 2.00%
Amortization	<input type="text"/> 25 yrs (interest only put 1000 years)

Deal Info:

Location	<input type="text"/> BC
Deal Type	<input type="text"/> R

Cash Position

Monthly Cashflow:	\$ 1,504.76
Initial Investment:	\$ 742,498.00
Annual Return on investment from Cashflow	2.43%

Future Value

Resale Value:	\$ 931,557.91
Mortgage Balance at Sale:	\$ -
Total Profit:	\$ 251,398.78

incl realtor fees for sale, mortgage paydown

Return on Investment

ROI Total	34%
ROI Annually	7%
Cap Rate	2.47%

Financing Methods

DCR	0.00
80% Offset?	Yes