

AS A STAND ALONE INVESTMENT PROPERTY * * :

Based on a list price of \$1,500,000 and a minimum down payment of 20% or \$300,000, the mortgage will be \$1,200,000.

Using today's 5 Year Fixed Rate Mortgage at 4.39% and a 30 year amortization that is a monthly mortgage payment of \$5,974.

The Tenants pay their own utilities, thus making cash flow as strong as possible.

The total gross annual income is \$93,600 and the total expenses are \$12,702.28 (insurance, common area utilities and property taxes – 13.50% of gross annual income) giving a net operating income (NOI) of \$80,897.72 and an achievable cap rate of 5.39% at a purchase price of \$1,500,000.

TOP FLOOR APARTMENT \$4,000/month (pays own utilities) - Estimated
MAIN FLOOR APARTMENT \$2,200/month (pays own utilities) - Estimated
BASEMENT APARTMENT \$1,600/month (pays own utilities)- Currently Rented
TOTAL ESTIMATED RENTAL INCOME PER MONTH \$7800

AS AN OWNER OCCUPIED PROPERTY * * :

Living in the top floor owner's suite and renting out the main floor and basement suite will still deliver you an additional \$3,800/month in rental income.

Again, with all suites being responsible for their own utilities the expenses are kept as low as possible. The mortgage payment is again based on a list price of \$1,500,000 and a minimum down payment of 20% or \$300,000, the mortgage will be \$1,200,000. Using today's 5 Year Fixed Rate Mortgage at 4.39% and a 30 year amortization that is a monthly mortgage payment of \$5,974.

Estimated Monthly Expenses	Amount
Mortgage payment	\$5,974
Property Tax	\$607.33
Home Insurance	\$214.27
Enbridge Gas	\$129.42
Hydro	\$87.46
City of Toronto Utilities	\$150
Estimated Total Monthly Expenses	\$7,162.48

Consequently, your total monthly carrying costs would be \$3,362.48 NET after factoring in the rents.

***The Seller, Listing Agents, their Brokerage and the Mortgage Agent/Brokerage do not represent and warrant the accuracy of the information provided. The information provided is for reference purposes only and should not in any way be construed as factual or expert advice. The reader should do their own due diligence and seek third party expert advice. Amounts used for Revenue and Expense calculations are approximate values. Each mortgage is subject to qualification and approval.*