

8 Res Brock Ave

Brock avenue
Toronto, ON M6K 2L2

Presented by:

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Overview

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Purchase Info	
Total Number of Units	8
Purchase Price	\$2,689,000
Initial Cash Invested	\$645,360

Income Analysis	Monthly	Annual
Net Operating Income	\$11,883	\$142,597
Cash Flow	\$1,143	\$13,714

Financial Metrics	
Cap Rate (Purchase Price)	5.3%
Cash on Cash Return (Year 1)	2.1%
Internal Rate of Return (Year 10)	13.7%
Sale Price (Year 10)	\$3,613,791

Mpac shows this as 6 unit so buyer has to put more money down
Some units are below market rent
Some units newly renovated

Purchase Analysis

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Purchase Info	
Purchase Price	\$2,689,000
- First Mortgage	-\$2,151,200
- Second Mortgage	-\$0
= Downpayment	\$537,800
+ Buying Costs	\$107,560
+ Initial Improvements	\$0
= Initial Cash Invested	\$645,360
Total Number of Units	8
Cost per Unit	\$336,125
Average Monthly Rent per Unit	\$1,846

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$2,151,200	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	3.5%	
Payment	\$10,740.30	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	15.2
Operating Expense Ratio	17.9%
Debt Coverage Ratio	1.11
Cap Rate (Purchase Price)	5.3%
Cash on Cash Return	2.1%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	2.0%
Income Inflation Rate	2.0%
Expense Inflation Rate	1.0%
LTV for Refinance	70.0%
Selling Costs	\$188,230

Income	Monthly	Annual
Gross Rent	\$14,766	\$177,192
Vacancy Loss	-\$295	-\$3,544
Operating Income	\$14,471	\$173,648

Expenses (% of Income)	Monthly	Annual
Taxes (4%)	-\$547	-\$6,565
Insurance (2%)	-\$299	-\$3,593
Utilities (9%)	-\$1,310	-\$15,720
Cleaning & Maintenance (3%)	-\$431	-\$5,173
Operating Expenses (18%)	-\$2,588	-\$31,051

Net Performance	Monthly	Annual
Net Operating Income	\$11,883	\$142,597
- Mortgage Payments	-\$10,740	-\$128,884
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$1,143	\$13,714

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$177,192	\$180,736	\$184,351	\$191,798	\$211,761	\$258,135	\$314,665
Vacancy Loss	-\$3,544	-\$3,615	-\$3,687	-\$3,836	-\$4,235	-\$5,163	-\$6,293
Operating Income	\$173,648	\$177,121	\$180,664	\$187,962	\$207,526	\$252,973	\$308,372

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Taxes	-\$6,565	-\$6,631	-\$6,697	-\$6,832	-\$7,180	-\$7,931	-\$8,761
Insurance	-\$3,593	-\$3,629	-\$3,665	-\$3,739	-\$3,930	-\$4,341	-\$4,795
Utilities	-\$15,720	-\$15,877	-\$16,036	-\$16,358	-\$17,193	-\$18,991	-\$20,978
Cleaning & Maintenance	-\$5,173	-\$5,225	-\$5,277	-\$5,383	-\$5,658	-\$6,250	-\$6,903
Operating Expenses	-\$31,051	-\$31,362	-\$31,675	-\$32,312	-\$33,960	-\$37,513	-\$41,438

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$142,597	\$145,760	\$148,988	\$155,651	\$173,566	\$215,460	\$266,934
- Mortgage Payments	-\$128,884	-\$128,884	-\$128,884	-\$128,884	-\$128,884	-\$128,884	-\$0
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$13,714	\$16,876	\$20,105	\$26,767	\$44,682	\$86,576	\$266,934
Cap Rate (Purchase Price)	5.3%	5.4%	5.5%	5.8%	6.5%	8.0%	9.9%
Cap Rate (Market Value)	5.1%	5.1%	5.1%	5.0%	4.8%	4.4%	4.1%
Cash on Cash Return	2.1%	2.6%	3.1%	4.1%	6.9%	13.4%	41.4%
Return on Equity	2.0%	2.1%	2.1%	2.1%	2.1%	2.0%	4.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$2,769,670	\$2,852,760	\$2,938,343	\$3,117,288	\$3,613,791	\$4,856,633	\$6,526,909
- Loan Balance	-\$2,096,195	-\$2,039,247	-\$1,980,289	-\$1,856,055	-\$1,504,997	-\$590,763	-\$0
= Equity	\$673,475	\$813,513	\$958,054	\$1,261,233	\$2,108,794	\$4,265,870	\$6,526,909
Loan-to-Value Ratio	75.7%	71.5%	67.4%	59.5%	41.6%	12.2%	0.0%
Potential Cash-Out Refi	-\$157,426	-\$42,315	\$76,551	\$326,046	\$1,024,657	\$2,808,880	\$4,568,836

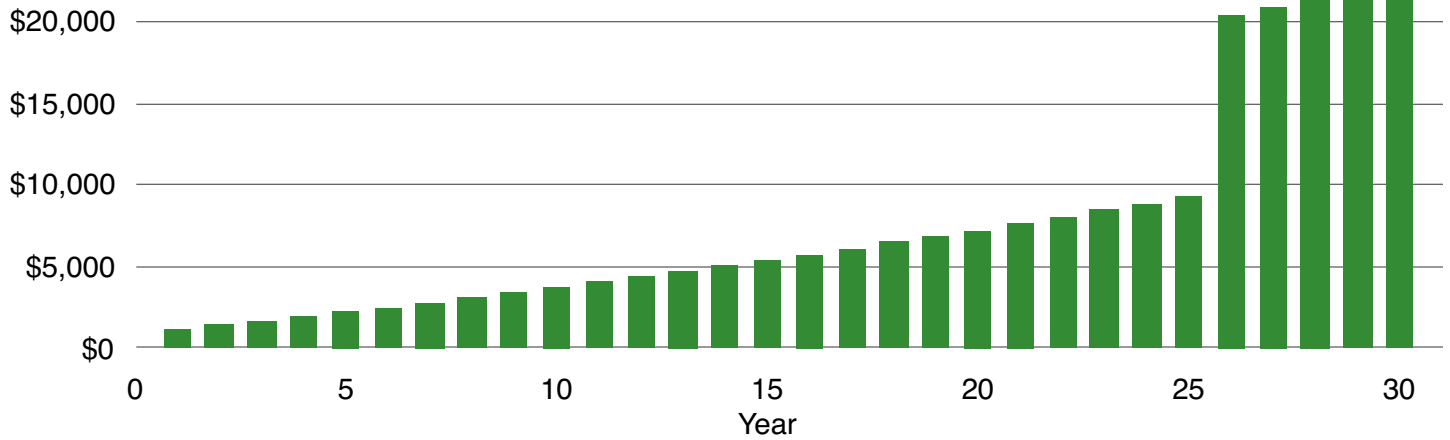
Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$673,475	\$813,513	\$958,054	\$1,261,233	\$2,108,794	\$4,265,870	\$6,526,909
- Selling Costs	-\$193,877	-\$199,693	-\$205,684	-\$218,210	-\$252,965	-\$339,964	-\$456,884
= Proceeds After Sale	\$479,598	\$613,820	\$752,370	\$1,043,023	\$1,855,829	\$3,925,906	\$6,070,025
+ Cumulative Cash Flow	\$13,714	\$30,590	\$50,694	\$100,863	\$287,701	\$957,809	\$2,742,377
- Initial Cash Invested	-\$645,360	-\$645,360	-\$645,360	-\$645,360	-\$645,360	-\$645,360	-\$645,360
= Net Profit	-\$152,048	-\$951	\$157,704	\$498,525	\$1,498,170	\$4,238,355	\$8,167,042
Internal Rate of Return	-23.6%	-0.1%	7.7%	12.6%	13.7%	12.2%	11.2%
Return on Investment	-24%	-0%	24%	77%	232%	657%	1,266%

Graphs

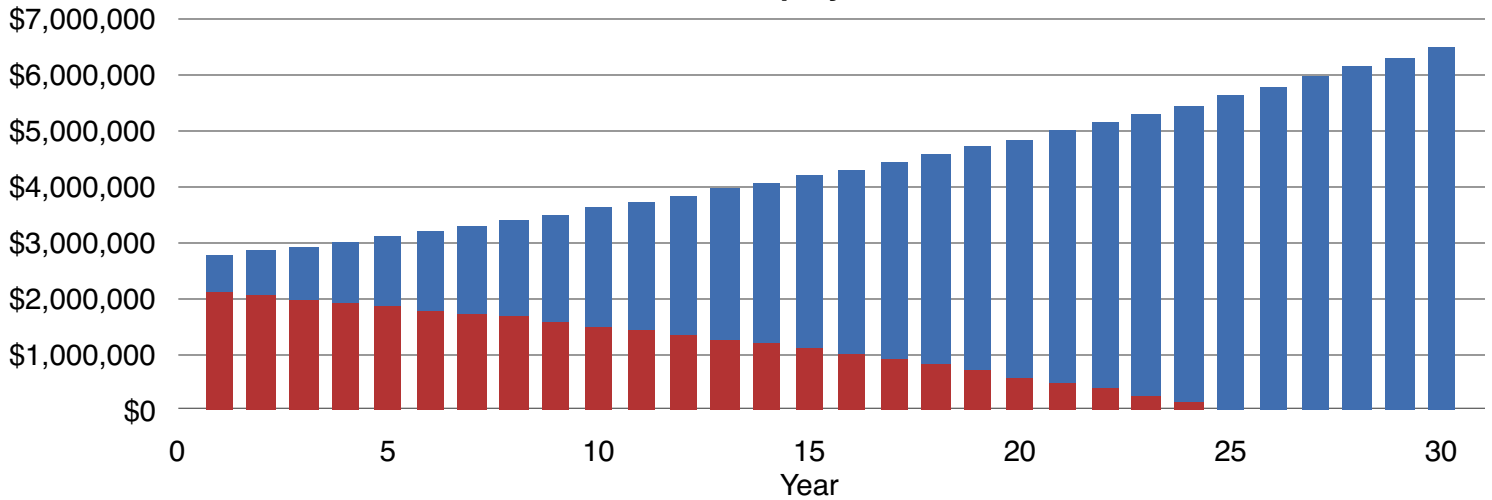
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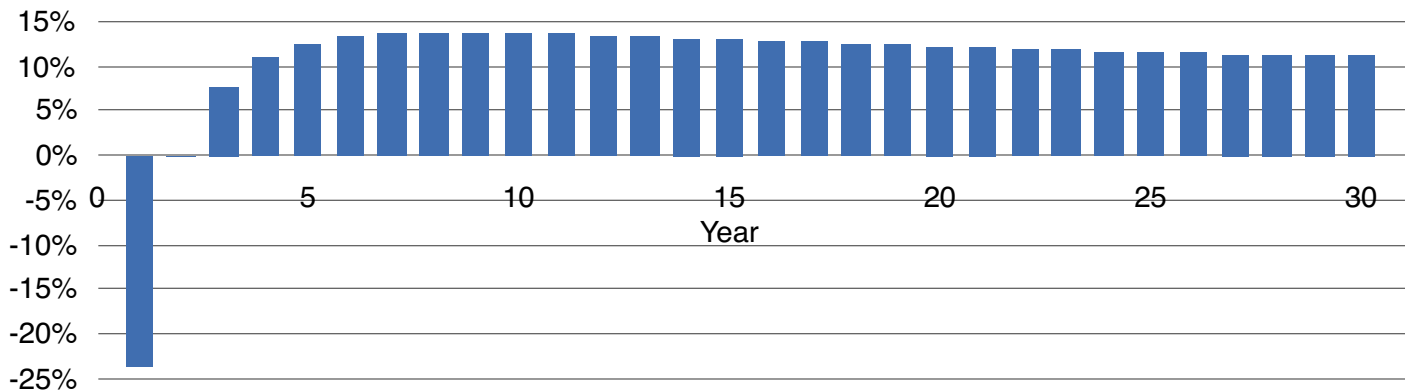
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Unit 1 x 3 bedroom	0	1	\$1,717 Per Month
Unit 2 x 1 bedroom	0	1	\$2,045 Per Month
Unit 3 x 1 bedroom	0	1	\$2,000 Per Month
Unit 4 x 1 bedroom	0	1	\$1,679 Per Month
Unit 5 x 2 bedroom	0	1	\$1,500 Per Month
Unit 6 x 2 bedroom	0	1	\$1,595 Per Month
Unit 7 x 2 bedroom	0	1	\$2,200 Per Month
Unit 8 x studio	0	1	\$2,030 Per Month

Totals for Year 1

Total Number of Units	8
Total Area (Sum of Units)	0 Square Feet
Total Rent (Sum of Units)	\$14,766 Per Month, \$177,192 Per Year