

ROI Example 583 Sqft - Furnished

2.25% Variable 4yr mortgage

Price	\$ 366,900
20% Deposit	<u>\$ 73,380</u>
Mortgage	\$ 293,520

Monthly Expenses

Principal & Interest	\$ 1,122
Maintenance (.54 x 583 sqft)	\$ 315
Taxes approx. 1%	<u>\$ 306</u>
Total Expenses	\$ 1,743

Cash Flow

Income (\$3.75 x 583 sqft)	\$ 2,186
Expenses	<u>-\$ 1,743</u>
	\$ 443

Cash Flow \$443 x 12	\$ 5,316
Principal \$28,682 / 4	<u>\$ 7,171</u>
	\$ 12,487

Return on Investment

\$12,487 / \$73,380 (cash flow / purchasers investment)

17.0% Return on Investment

2.65% Fixed 4yr mortgage

Price	\$ 366,900
20% Deposit	<u>\$ 73,380</u>
Mortgage	\$ 293,520

Monthly Expenses

Principal & Interest	\$ 1,181
Maintenance (.54 x 583 sqft)	\$ 315
Taxes approx. 1%	<u>\$ 306</u>
Total Expenses	\$ 1,802

Cash Flow

Income (\$3.75 x 583 sqft)	\$ 2,186
Expenses	<u>-\$ 1,802</u>
	\$ 384

Cash Flow \$384 x 12	\$ 4,608
Principal \$27,097 / 4	<u>\$ 6,774</u>
	\$ 11,382

Return on Investment

\$11,382 / \$73,380 (cash flow / purchasers investment)

15.5% Return on Investment

Based on 4yr fixed and variable rates over a 30 yr amortization period

* Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Condos Inc. Brokerage, Petaluma Building Corp, do not warrant or represent any or all of the figures and statements above. No placement of mortgage is guaranteed and it is the responsibility of each purchaser to arrange suitable financing. You are advised to verify all figures and statements with your accountant and obtain independent legal advice. Price and availability are subject to change without notice February & March 2016 E.&O.E.