

# MAPLE PROFORMA 3

## RENTING BOTH UNITS

MODEL: MAPLE B

**SQ. FT.: 1622**  
(SQ. FT. INCLUDING  
FINISHED BASEMENT:1851)

### SUMMARY

SUITE TYPE:	3 BEDROOMS + 1
SUITE SIZE (SQ FT):	1851
PURCHASE PRICE	\$894,800 (APPROX \$49.9K OPT. 2ND SUITE)
PRICE/ SQ FT:	\$483

DOWN PAYMENT (20%):	\$178,960
MORTGAGE AMOUNT (80%):	\$715,840
PROPERTY TAXES*:	\$5,687
MAINTENANCE FEE:	\$315

### MONTHLY INCOME

	RENTAL RATE	
RENTAL UNIT 1 (543 SQ FT)	\$2.85	\$1,548
RENTAL UNIT 2 (1308 SQ FT)	\$2.50	\$3,270
TOTAL MONTHLY INCOME:		\$4,818

### MONTHLY EXPENSES

MORTGAGE AMOUNT**:	\$2,931
PROPERTY TAXES:	\$474
MAINTENANCE FEE:	\$315
TOTAL MONTHLY CARRYING COST:	\$3,720

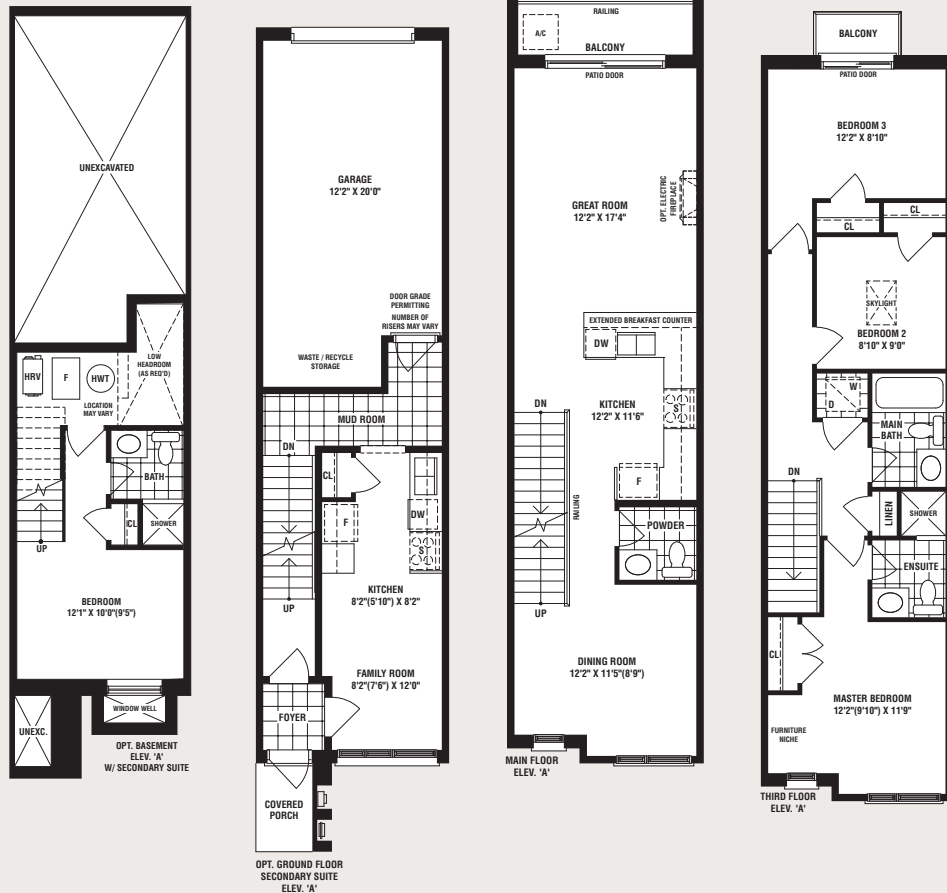
**TOTAL MONTHLY CASHFLOW: \$1,097**  
**TOTAL ANNUAL CASHFLOW: \$13,167**

**RETURN ON CASH (%): 7.4%**

\* PROPERTY TAX AT 0.6355054%.

\*\* INTEREST RATE BASED AT FIXED 2.79% WITH 30 YEAR AMORTIZATION PERIOD.

ALL PRICES AND FIGURES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.



# UPWOOD PROFORMA 3

## RENTING BOTH UNITS

MODEL: UPWOOD B

**SQ. FT.: 1831**  
(SQ. FT. INCLUDING  
FINISHED BASEMENT:2132)

### SUMMARY

SUITE TYPE:	3 BEDROOMS + 1
SUITE SIZE (SQ FT):	2132
PURCHASE PRICE	\$950,300 (APPROX \$60.4K OPT. 2ND SUITE)
PRICE/ SQ FT:	\$446
DOWN PAYMENT (20%):	\$190,060
MORTGAGE AMOUNT (80%):	\$760,240
PROPERTY TAXES*:	\$6,039
MAINTENANCE FEE:	\$315

### MONTHLY INCOME

	RENTAL RATE	
RENTAL UNIT 1 (668 SQ FT)	\$2.85	\$1,904
RENTAL UNIT 2 (1464 SQ FT)	\$2.50	\$3,660
TOTAL MONTHLY INCOME:		\$5,564

### MONTHLY EXPENSES

MORTGAGE AMOUNT**:	\$3,113
PROPERTY TAXES:	\$503
MAINTENANCE FEE:	\$315
TOTAL MONTHLY CARRYING COST:	\$3,932

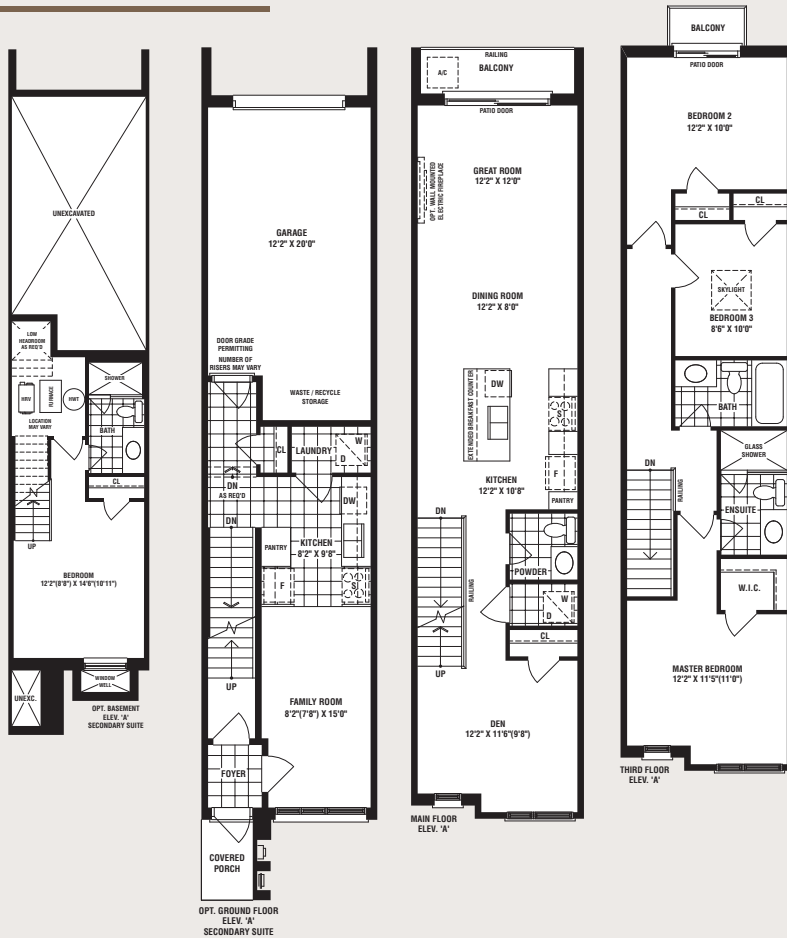
**TOTAL MONTHLY CASHFLOW: \$1,632**  
**TOTAL ANNUAL CASHFLOW: \$19,587**

**RETURN ON CASH (%): 10.3%**

\* PROPERTY TAX AT 0.6355054%.

\*\* INTEREST RATE BASED AT FIXED 2.79% WITH 30 YEAR AMORTIZATION PERIOD.

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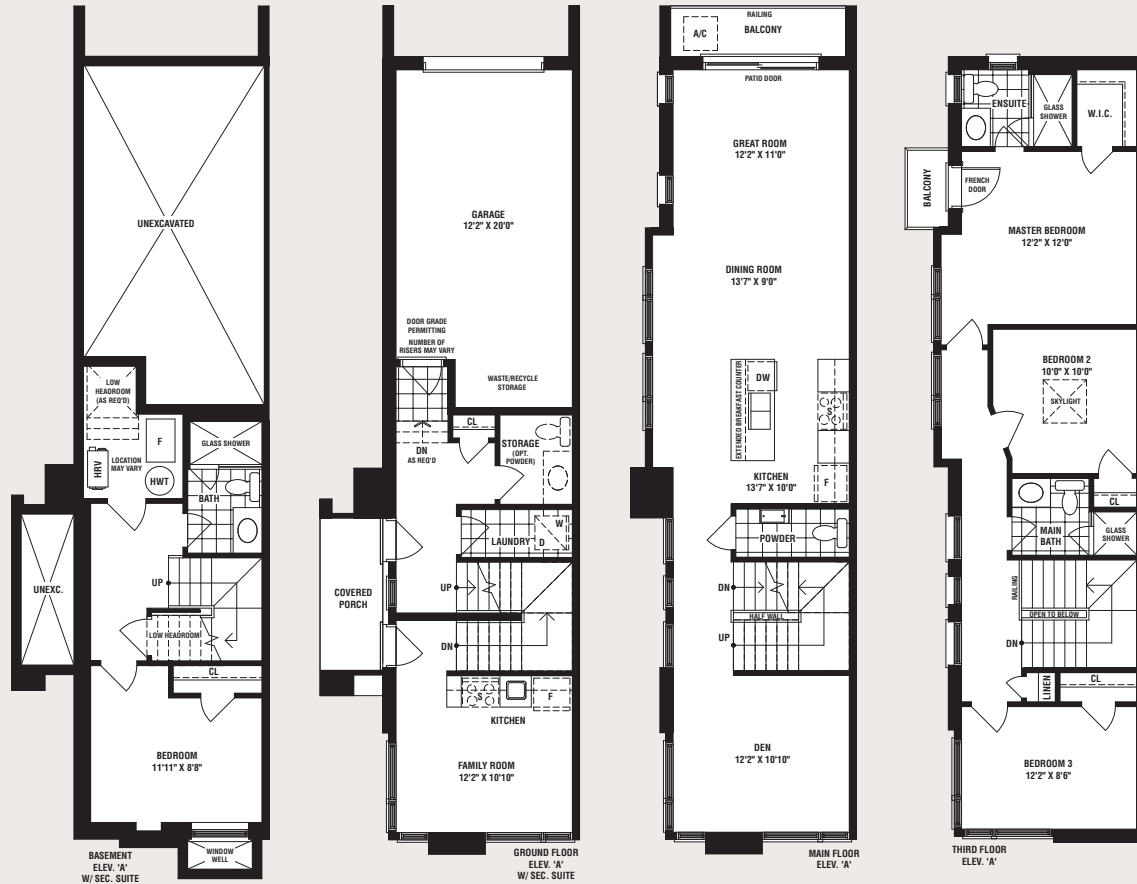


# CREEK PROFORMA 2 ALT

## RENTING BOTH SUITES

MODEL: CREEK

**SQ. FT.: 1946**  
(SQ. FT. INCLUDING  
FINISHED BASEMENT:2256)



### SUMMARY

SUITE TYPE:	3 BEDROOMS + 1
SUITE SIZE (SQ FT):	2256
PURCHASE PRICE	\$1,013,300 (APPROX \$63.4K OPT. 2ND SUITE)
PRICE/ SQ FT:	\$449
DOWN PAYMENT (20%):	\$202,660
MORTGAGE AMOUNT (80%):	\$810,640
PROPERTY TAXES*:	\$6,440
MAINTENANCE FEE:	\$315

### MONTHLY INCOME

	RENTAL RATE	
RENTAL UNIT 1 (560 SQ FT)	\$2.85	\$1,546
RENTAL UNIT 2 (1696 SQ FT)	\$2.50	\$4,240
TOTAL MONTHLY INCOME:		\$5,836

### MONTHLY EXPENSES

MORTGAGE AMOUNT**:	\$3,320
PROPERTY TAXES:	\$537
MAINTENANCE FEE:	\$315
TOTAL MONTHLY CARRYING COST:	\$4,171

**TOTAL MONTHLY CASHFLOW: \$1,665**  
**TOTAL ANNUAL CASHFLOW: \$19,977**

**RETURN ON CASH (%): 9.9%**

\* PROPERTY TAX AT 0.6355054%.

\*\* INTEREST RATE BASED AT FIXED 2.79% WITH 30 YEAR AMORTIZATION PERIOD.

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