

# 52 Simon Fraser Lethbridge AB

## COSTS

Purchase price	\$147,000
After repair value	\$220,000
Purchase closing costs	\$2,000

## RENOVATIONS

Reno. cost	\$30,000
Reno. year (1st, 2nd, ...)	1
Reno. timeframe (months)	2

## FINANCING

Down payment %	20%
Loan interest rate %	2.50%
PMI %	0.00%
Mortgage (years)	25
Lender points amount	\$2,850
Other fees	\$0

## REVENUE & MKT ASSUMPTIONS

Rent per unit (before reno)	\$1,100
Rent per unit (after reno)	\$1,550
# units	1
Vacancy rate %	6.00%
Annual appreciation	1.00%
Annual rent increase	2.00%
Annual op. ex. increase	4.00%
Other monthly income	\$0

## EXPENSES PER MONTH

P&I (with PMI)	\$790
Property taxes	\$200
Insurance	\$100
Capital expenditure %	6.00%
Property management %	10.00%
Sewer	\$0
Water	\$0
Lawn	\$0
Garbage	\$0
Additional expense	\$0

## JV PARTNERSHIP STRUCTURE

Capital Partner	50%
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**\$1,550.00**

MONTHLY INCOME

**\$1,307.19**

MONTHLY EXPENSES

**\$61,400**

CAPITAL OUTLAY

**\$3,000**

REM. INVESTED CAPITAL

**1.36%**

CAPITAL AS % OF EQUITY

**\$176,000**

FINANCE AMOUNT

**5.22%**

ARV CAP RATE

**6.41%**

PP + COST CAP RATE

**\$4,141**

NOI - FINANCING EXP.

**\$149.81**

MONTHLY CASH FLOW

**\$41,000**

FORCED APPRECIATION

**1108.42%**

5 YR INCOME ROI

**1366.67%**

FORCED APPRECIAT. ROI

**297.76%**

5 YR MARKET ROI

**2772.85%**

5 YR TOTAL ROI

**554.57%**

TOTAL ROI / YR

**\$41,592.68**

CAPITAL PARTNER:

5 YR TOTAL RETURN

**277.28%**

CAPITAL PARTNER:

TOTAL ROI / YR