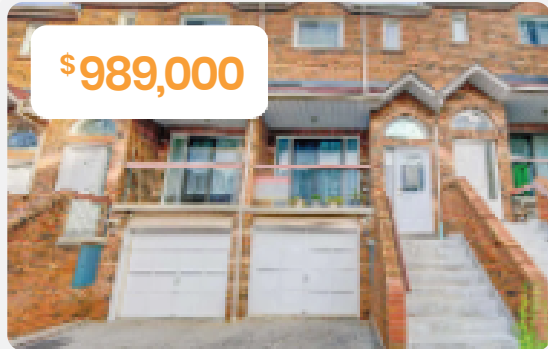


INVESTOR ANALYSIS



\$989,000

10 REIDMOUNT AVE#9
Toronto E07

Days on market :3
\$3834 / Monthly Mortgage

Condo Townhouse | 5 Beds

10 REIDMOUNT AVE - 9
Scarborough, Condo Townhouse

- ▶ 3 Bedroom
- ▶ 2 Bath

LISTING PRICE: \$ **989,000**

MONTHLY MAINTENANCE: \$ **311**

MONTHLY PROPERTY TAX: \$ **204**

MONTHLY RENTAL INCOME: \$ **3200**

[VIEW MLS LISTING](#)

TOTAL MONTHLY COSTS

MORTGAGE PAYMENT: \$ **3,834**

MAINTENANCE FEE: \$ **311**

PROPERTY TAX: \$ **204**

INSURANCE \$ **130**

PROPERTY MANAGEMENT \$ **120**

TOTAL COSTS: \$ **4,499**

TOTAL MONTHLY REVENUE

RENTAL INCOME

\$3,500

TOTAL MONTHLY CASH FLOW

\$999

Call us now **647-999-4867**



ASSUMPTIONS

| | | | |
|----------------|--------------|------------------------|-------|
| Purchase Price | \$ 1,100,000 | Mortgage interest Rate | 3.00% |
| Downpayment % | 20% | Mortgage Amortization | 30 |
| Downpayment \$ | \$ 220,000 | In Toronto | N |
| Mortgage | \$ 880,000 | Time Horizon (Years) | 5 |
| Closing Costs | \$ 20,640 | Annual \$ Appreciation | 5.00% |

Intial Investment \$ 240,640

**This is for illustrative purposes only. Please Contact your financial advior and mortgage broker for a complete picture of your personal financial position **

3 YEAR PROJECTIONS

RETURN ON INVESTMENT (ROI)

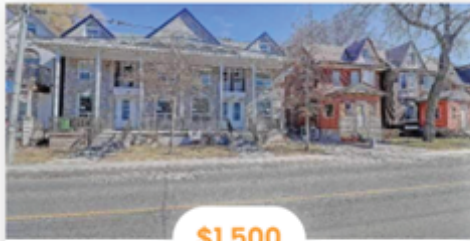
| | | | |
|--------------------------|-------------------|---------------------|------------|
| Total Price appreciation | \$ 303,910 | Cash on cash Return | \$ 2.03% |
| Mortgage Paid Down | \$ 97,624 | CAP RATE | \$ 4.05% |
| Total cash flow over | \$ 4,889 | Total % Return | \$ 168.89% |
| Total \$ Return | \$ 406,423 | Annualized Return | \$ 11.05% |

3 YEAR PROJECTIONS

RETURN ON INVESTMENT (ROI)

| | | | |
|--------------------------|-------------------------|---------------------|------------|
| Total Price appreciation | \$ <input type="text"/> | Cash on cash Return | \$ 2.03% |
| Mortgage Paid Down | \$ <input type="text"/> | CAP RATE | \$ 4.05% |
| Total cash flow over | \$ <input type="text"/> | Total % Return | \$ 168.89% |
| Total \$ Return | \$ 406,423 | Annualized Return | \$ 11.05% |

RENTAL COMPARABLES (PAST 30 DAYS)



\$1,500

637 Lansdowne Ave #Bsmt

Little Portugal

1 BD 2 BR

700 Sq Ft



\$2,880

325 Jarvis St #33

Moss Park

3 BD 1 BR

900 Sq Ft



\$2,800

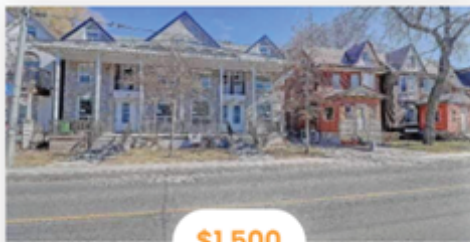
1547 Dundas St W #Apt A

Little Portugal

2 BD 1 BR

1100 Sq Ft

SOLD COMPARABLES (PAST 30 DAYS)



\$1,500

637 Lansdowne Ave #Bsmt

Little Portugal

1 BD 2 BR

700 Sq Ft



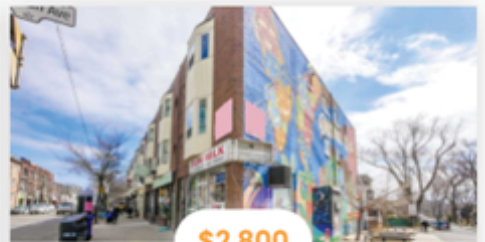
\$2,880

325 Jarvis St #33

Moss Park

3 BD 1 BR

900 Sq Ft



\$2,800

1547 Dundas St W #Apt A

Little Portugal

2 BD 1 BR

1100 Sq Ft



MYTOWNHOME RECOMMENDATIONS

WE HIGHLY RECOMMEND THIS PROPERTY FOR AN INVESTMENT PROPERTY FOR YOUR PORTFOLIO BASED ON THESE RECOMMENDATIONS.

-
-
-
-

NOTE: Mortgage Payment is based on a 5 year term, variable rate of 2.1% with a 30 year amortization with 20% down payment Insurance quote is based on \$2,000,000 general liability and \$5,000 deductible