

ROI Example 603 Sqft

2.5% Variable 4yr mortgage

Price	\$339,900
20% deposit	\$ 67,980
Mortgage	\$271,920

Monthly Expenses

Principal & Interest	\$ 1,075
Maintenance Fees (603x.52)	\$ 314
Taxes approx. 1%	\$ 284
Total expenses	\$ 1,673

Cash Flow

Income (Rent \$3 x 603 sqft)	\$ 1,809
Expenses	\$ 1,673
	\$ 136

Cash Flow \$136 x 12	\$ 1,632
Principal \$25,612/4	\$ 6,403
	\$ 8,035

Return on Investment

\$8,035 / \$67,980 =

11.8% Return on Investment

3.25% Fixed 4yr mortgage

Price	\$339,900
20% deposit	\$ 67,980
Mortgage	\$271,920

Monthly Expenses

Principal & Interest	\$ 1,180
Maintenance Fees (603x.52)	\$ 314
Taxes approx. 1%	\$ 284
Total expenses	\$ 1,778

Cash Flow

Income (Rent \$3 x 603 sqft)	\$ 1,809
Expenses	\$ 1,778
	\$ 31

Cash Flow \$31 x 12	\$ 372
Principal \$22,955/4	\$ 5,738
	\$ 6,110

Return On Investment

\$6,110 / \$67,980 =

8.9% 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 Litvack sales representative, The Hersh Litvack Team, Re/Max Realtron Realty Inc. Brokerage is not affiliated with Foligno Building Group Inc., Greenpark, Fieldgate, or Homelife/Metropark Realty Inc. Brokerage. The parties 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 2014 E.&O.E.