



INVESTMENT PACKAGE
FRONT ATTACHED GARAGE SUITED HOME

TURN KEY PROPERTY

- DECK
- FENCE
- FULL LANDSCAPING
- WINDOW COVERINGS



PURPOSE BUILT FOR OUR INVESTORS

Our properties are designed to maximize ROI and cashflow by mitigating vacancy, repair & maintenance and management costs.

Starting At **\$495,000**
Monthly Cash Flow: **\$800+**
Annualized ROI: **27.6%**
Capital Required: **\$103,000**

TENANT ATTRACTIVE FEATURES

- Brand New Construction
- New Home Warranty
- Superior Soundproofing
- Separate In-Suite Laundry
- Ample Parking
- Separate Entrances & Heating Systems
- Non-Disruptive Common Access Mechanical Rooms
- Maintenance Free Design
- Durable on trend finishes
- Legal Basement Suite

All information and to be verified by purchaser. No warranties or guarantees implied. Excludes repairs & maintenance, vacancy, management. See pro forma on reverse for details.

Front Attached Garage Suited Home - INVESTMENT PROPERTY ANALYSIS

Opportunity Presented By:



Per Unit	
Purchase Price:	\$ 503,327.00
Down Payment:	\$ 100,665.40
Interest Rate on Mortgage:	3.20%
Mortgage Amortization:	30
Scheduled Annual Gross Income:	\$ 33,540.00
Vacancy/Collection losses:	2.00%
(Annual Operating Expenses)	-----
Property taxes :	\$ 3,600.00 \$ 3,600.00
Insurance:	\$ 975.00 \$ 975.00
Condo Fee:	\$ - \$ -
Management:	8.00%
Repairs/Maintenance:	2.00%
Annual Increase of Income:	2.00%
Annual Increase of Expenses:	2.00%
Annual Appreciation Rate:	3.00%

Unit Price	\$ 503,327.00
Deposit	20%
Mth. Rent	\$ 2,795.00
# Units	1

DISCLAIMER: This document has been prepared by TriUrban Inc for advertising and general information only. TriUrban Inc makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. TriUrban Inc excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of TriUrban Inc and/or its licensor(s). © 2017. All rights reserved.

ACQUISITION DATA	
Price	\$ 503,327.00
Dn. Pymt.	\$ 100,665.40
Loan Amt.	\$ 402,661.60

LOAN DATA	
Interest %	3.20%
No. Yrs.	30
Mo. P & I	\$ 1,741.38
Yr. P & I	\$ 20,896.54

10 Yr FINANCIAL DATA	
CAP Rate	5.4%
10 Yr Avg ROI	33.00%
Cash on Cash	62%
Total ROE	317%

ANNUAL OPERATING INCOME	Yr.1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Increase in income	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Expected Gross Income	33,540	34,211	34,895	35,593	36,305	37,031	37,771	38,527	39,297	40,083
less Vacancy/Collection losses	2.00%	671	684	698	712	726	741	755	771	786
EFFECTIVE GROSS INCOME (EGI)	32,869	33,527	34,197	34,881	35,579	36,290	37,016	37,756	38,512	39,282
ANNUAL OPERATING EXPENSES	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase in expenses)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Property Taxes	3,600	3,672	3,745	3,820	3,897	3,975	4,054	4,135	4,218	4,302
Condo Fee	0	0	0	0	0	0	0	0	0	0
Insurance	975	995	1,014	1,035	1,055	1,076	1,098	1,120	1,142	1,165
Management	8.00%	2,630	2,682	2,736	2,790	2,846	2,903	3,021	3,081	3,143
Repairs/Maintenance	2.00%	657	671	684	698	712	726	740	755	770
TOTAL OPERATING EXPENSES	7,862	8,019	8,180	8,343	8,510	8,680	8,854	9,031	9,211	9,396
Op. Expenses as %age of income	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%
NET OPERATING INCOME (NOI) excluding financing costs	25,007	25,507	26,018	26,538	27,069	27,610	28,162	28,726	29,300	29,886
									10 Yr Total >>>	273,823
CASH FLOW (BEFORE TAXES)	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income	25,007	25,507	26,018	26,538	27,069	27,610	28,162	28,726	29,300	29,886
-Yrly. P & I	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897
CASH FLOW (BEFORE TAXES) >>>	4,111	4,611	5,121	5,641	6,172	6,714	7,266	7,829	8,403	8,989
									10 Yr Total >>>	64,857

MORTGAGE PRINCIPAL REDUCTION	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Start of Yr. Balance	402,662	394,532	386,138	377,471	368,523	359,285	349,746	339,898	329,730	319,232
End of Yr. Balance	394,532	386,138	377,471	368,523	359,285	349,746	339,898	329,730	319,232	308,393
TOTAL PRINCIPAL REDUCTION >>>	8,130	8,394	8,667	8,948	9,239	9,539	9,848	10,168	10,498	10,839
									10 Yr Total >>>	94,269

PROPERTY APPRECIATION	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Start of Year Value	503,327	518,427	533,980	549,999	566,499	583,494	600,999	619,029	637,600	656,728
End of Year Value	518,427	533,980	549,999	566,499	583,494	600,999	619,029	637,600	656,728	676,429
TOTAL ANNUAL APPRECIATION >>>	15,100	15,553	16,019	16,500	16,995	17,505	18,030	18,571	19,128	19,702
									10 Yr Total >>>	173,102

RETURN ON INITIAL EQUITY	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Cash Flow (Before Taxes)	4,111	4,611	5,121	5,641	6,172	6,714	7,266	7,829	8,403	8,989
Debt Reduction	8,130	8,394	8,667	8,948	9,239	9,539	9,848	10,168	10,498	10,839
Appreciation	15,100	15,553	16,019	16,500	16,995	17,505	18,030	18,571	19,128	19,702
RETURN ON INITIAL EQUITY	27,340	28,558	29,807	31,089	32,406	33,757	35,144	36,568	38,030	39,530
									10 Yr Total >>>	332,229
INITIAL EQUITY:										
Down Payment	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665
TOTAL INITIAL EQUITY	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665	100,665
% RETURN ON INITIAL EQUITY >>>	27.16%	28.37%	29.61%	30.88%	32.19%	33.53%	34.91%	36.33%	37.78%	39.27%
ANNUALIZED 5 YR PROJECT ROI >>>	25.94%									

ESTIMATED CAPITAL REQUIREMENTS		
	Unit Rate	
Down Payment	\$ 100,665.40	\$ 100,665.40
Broker / Lender Fees	\$ -	\$ -
Appraisals	\$ 400.00	\$ 400.00
Payment Reserve Account	\$ 2,795.00	\$ 2,795.00
Legal Fees	\$ 1,000.00	\$ 1,000.00
Tax Adjustments	\$ -	\$ -
Window Coverings	\$ -	\$ -
Estimated Cash to Close		\$ 104,860.40