

PROFORMA

New Property

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ADDRESS:	
CITY:	
PROVINCE:	Manitoba
SIZE:	
BUILD YEAR:	
PURCHASE PRICE	\$3,500,000.00
MORTGAGE AMOUNT	\$2,625,000.00
OTHER FINANCING	\$0.00
DOWN PAYMENT REQ.	\$875,000.00
PURCHASE COSTS	\$98,000.00
Total Cash to Close:	\$973,000.00

ESTIMATED MONTHLY CASH FLOW

Financing	Amount	Current Rent	Projected Rent
1st. Mortgage Payment	\$14,904.46		
Other Financing	\$0.00		
Total Debt Financing:	\$14,904.46		
Expenses			
Utilities	\$0		
Water/Sewer	\$0		
Property Taxes	\$0		
Advertising	\$0		
Bank Service Changes	\$0		
Business Dues and Licences	\$0		
Garbage Removal	\$0		
Insurance	\$0		
Office Expenses	\$0		
Bookkeeping	\$0		
Telephone and Internet	\$12100		
Travel Expense	\$0		
Property Management	\$0		
Vacancy Allowance	\$0		
Repairs and Maintenance Allowance	\$0		
Other ()	\$0.00		
Total Rental Expenses:	\$12100		
Estimated Monthly Cash Flow		\$1881.04	\$2275.54

YOUR INVESTMENT PROJECTED RESULTS

Total Investment:	\$973000
Current NOI	\$16785.5
Projected NOI	\$17180

NOTES: two titles, 16.55 acres, 94 lots, City water city sewer
PRESENTED BY: Ryan

Current CAP Rate 5.76%

Projected CAP Rate 5.89%

Bye

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