



INVESTMENT ANALYSIS



300K - \$400k with 10% Down Payment Property Investment Analysis

Purchase Price	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000
Down Payment (10%)	30,000	32,000	34,000	36,000	38,000	40,000
Mortgage	\$ 270,000	\$ 288,000	\$306,000	\$ 324,000	\$342,000	\$360,000
Estimated Monthly Expenses						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,160	\$ 1,240	\$ 1,300	\$ 1,400	\$ 1,500	\$ 1,550
Property Tax	150	150	160	150	175	200
Rental Insurance	50	50	50	50	50	50
Condo Fee*	300	300	300	300	300	300
Property Management Fee (10%)	200	200	200	200	200	200
	\$ 1,860	\$ 1,940	\$ 2,010	\$ 2,100	\$ 2,225	\$ 2,300
Assumption of Monthly Rent	2,000	2,000	2,000	2,000	2,000	2,000
Estimated Monthly Income/(Loss)	\$ 140	\$ 60	\$ (10)	\$ (100)	\$ (225)	\$ (300)

*Residential Detached Houses minus condo fees



300K - \$400k with 20% Down Payment Property Investment Analysis

Purchase Price	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000
Down Payment (20%)	60,000	64,000	68,000	72,000	76,000	80,000
Mortgage	\$ 240,000	\$ 256,000	\$272,000	\$ 288,000	\$304,000	\$320,000
Estimated Monthly Expenses						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,050	\$ 1,100	\$ 1,200	\$ 1,250	\$ 1,300	\$ 1,400
Property Tax	150	150	160	150	175	200
Rental Insurance	50	50	50	50	50	50
Condo Fee*	300	300	300	300	300	300
Property Management Fee (10%)	200	200	200	200	200	200
	\$ 1,750	\$ 1,800	\$ 1,910	\$ 1,950	\$ 2,025	\$ 2,150
Assumption of Monthly Rent	2,000	2,000	2,000	2,000	2,000	2,000
Estimated Monthly Income/(Loss)	\$ 250	\$ 200	\$ 90	\$ 50	\$ (25)	\$ (150)

*Residential Detached Houses minus condo fees



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INVESTMENT ANALYSIS



Property Investment Analysis \$400K - \$500k with 10% Down Payment

Purchase Price	\$ 400,000	\$ 420,000	\$ 440,000	\$ 460,000	\$ 480,000	\$ 500,000
Down Payment (10%)	40,000	42,000	44,000	46,000	48,000	50,000
Mortgage (25 Year Amortization)	\$360,000	\$378,000	\$396,000	\$414,000	\$432,000	\$450,000
Estimated Monthly Expenses						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,550	\$ 1,625	\$ 1,700	\$ 1,800	\$ 1,900	\$ 1,950
Property Tax	150	150	160	150	175	200
Rental Insurance	50	50	50	50	50	50
Condo Fee*	400	400	400	400	400	400
Property Management Fee (10%)	200	200	200	200	200	200
	\$ 2,350	\$ 2,425	\$ 2,510	\$ 2,600	\$ 2,725	\$ 2,800
Assumption of Monthly Rent	2,000	2,000	2,000	2,000	2,000	2,000
Estimated Monthly Income/(Loss)	\$ (350)	\$ (425)	\$ (510)	\$ (600)	\$ (725)	\$ (800)

*Residential Detached Houses minus condo fees

Property Investment Analysis \$400K - \$500k with 20% Down Payment

Purchase Price	\$ 400,000	\$ 420,000	\$ 440,000	\$ 460,000	\$ 480,000	\$ 500,000
Down Payment (20%)	80,000	84,000	88,000	92,000	96,000	100,000
Mortgage	\$320,000	\$336,000	\$352,000	\$368,000	\$384,000	\$400,000
Estimated Monthly Expenses						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,375	\$ 1,450	\$ 1,525	\$ 1,600	\$ 1,650	\$ 1,750
Property Tax	150	150	160	150	175	200
Rental Insurance	50	50	50	50	50	50
Condo Fee*	400	400	400	400	400	400
Property Management Fee (10%)	200	200	200	200	200	200
	\$ 2,175	\$ 2,250	\$ 2,335	\$ 2,400	\$ 2,475	\$ 2,600
Assumption of Monthly Rent	2,000	2,000	2,000	2,000	2,000	2,000
Estimated Monthly Income/(Loss)	\$ (175)	\$ (250)	\$ (335)	\$ (400)	\$ (475)	\$ (600)

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