



# 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
<b>Estimated Monthly Expenses</b>						
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
	<b>\$ 1,860</b>	<b>\$ 1,940</b>	<b>\$ 2,010</b>	<b>\$ 2,100</b>	<b>\$ 2,225</b>	<b>\$ 2,300</b>
<b>Assumption of Monthly Rent</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Estimated Monthly Income/(Loss)</b>	<b>\$ 140</b>	<b>\$ 60</b>	<b>\$ (10)</b>	<b>\$ (100)</b>	<b>\$ (225)</b>	<b>\$ (300)</b>

\*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
<b>Estimated Monthly Expenses</b>						
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
	<b>\$ 1,750</b>	<b>\$ 1,800</b>	<b>\$ 1,910</b>	<b>\$ 1,950</b>	<b>\$ 2,025</b>	<b>\$ 2,150</b>
<b>Assumption of Monthly Rent</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Estimated Monthly Income/(Loss)</b>	<b>\$ 250</b>	<b>\$ 200</b>	<b>\$ 90</b>	<b>\$ 50</b>	<b>\$ (25)</b>	<b>\$ (150)</b>

\*Residential Detached Houses minus condo fees



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