

Cassils Estates
Assessment after viewing

Unit Number	Occupied by	List Price	20% Down	Rent	C Fee's	Mtg Costs	Taxes	Mgmt	Cashflow	Cash on Cash
Unit 101 - 2 bedroom	Tenanted	\$ 86,000.00	\$ 17,200.00	\$ 925.00	\$ 222.88	\$ 293.22	\$ 60.00	\$ 60.00	\$ 288.90	20%
Unit 102 - 2 bedroom	Vacant	\$ 90,000.00	\$ 18,000.00	\$ 925.00	\$ 214.15	\$ 306.86	\$ 60.00	\$ 60.00	\$ 283.99	19%
Unit 103 - 1 bedroom	Not Available at this time	\$ 75,500.00	\$ 15,100.00	\$ 725.00	\$ 167.73	\$ 257.42	\$ 50.00	\$ 60.00	\$ 189.85	15%
Unit 104 - 2 bedroom	Tenanted	\$ 86,000.00	\$ 17,200.00	\$ 850.00	\$ 214.15	\$ 293.22	\$ 60.00	\$ 60.00	\$ 222.63	16%
Unit 105 - 1 bedroom	Tenanted	\$ 72,000.00	\$ 14,400.00	\$ 725.00	\$ 167.73	\$ 245.49	\$ 50.00	\$ 60.00	\$ 201.78	17%
Unit 106 - 2 bedroom	Tenanted	\$ 90,000.00	\$ 18,000.00	\$ 925.00	\$ 221.88	\$ 306.86	\$ 60.00	\$ 60.00	\$ 276.26	18%
Unit 201 - 2 bedroom	Not Available at this time	\$ 90,000.00	\$ 18,000.00	\$ 900.00	\$ 221.38	\$ 306.86	\$ 60.00	\$ 60.00	\$ 251.76	17%
Unit 202 - 2 bedroom	Tenanted	\$ 80,000.00	\$ 16,000.00	\$ 795.00	\$ 221.38	\$ 272.77	\$ 60.00	\$ 60.00	\$ 180.85	14%
Unit 203 - 2 bedroom	Tenanted	\$ 80,000.00	\$ 16,000.00	\$ 795.00	\$ 221.38	\$ 272.77	\$ 60.00	\$ 60.00	\$ 180.85	14%
Unit 204 - 2 bedroom	Vacant	\$ 90,000.00	\$ 18,000.00	\$ 925.00	\$ 210.90	\$ 306.86	\$ 60.00	\$ 60.00	\$ 287.24	19%
Unit 205 - 2 bedroom	Not Available at this time	\$ 81,500.00	\$ 16,300.00	\$ 795.00	\$ 221.88	\$ 277.88	\$ 60.00	\$ 60.00	\$ 175.24	13%
Unit 206 - 2 bedroom	Tenanted	\$ 79,000.00	\$ 15,800.00	\$ 795.00	\$ 221.38	\$ 269.36	\$ 60.00	\$ 60.00	\$ 184.26	14%
Totals		\$ 1,000,000.00	\$ 200,000.00	\$ 10,080.00	\$ 2,526.82	\$ 3,409.57	\$ 700.00	\$ 720.00	\$ 2,723.61	16%

Mtg Costs based on 3.75% - 35 yr term, 20% down

Cash on Cash Return percentage is based on the return from the CURRENT cash-flow. It does not include your mortgage paydown, or any increase in property values...