

## Downtown St Catharines

## Investment Property Overview & Analysis

The property is a brand new (pre-construction), three storey, freehold, interior town house comprising approximately 1,540 sq ft of luxury living four bedrooms and 2 full bathrooms within a short bus ride via the "Brock Bullet" to Brock University. The house is conveniently located in the gentrifying downtown of St Catharines and the University of Brock's new campus opening next year and home to 500 full time students. Walk Score is a "Very Walkable" **87**. The property will be built by the Ontario Builder of the Year (2013). This is a rare opportunity to purchase a rental property with no renovations and limited maintenance as it is NEW! \*Financial information contained are estimates\*

### Property Details

Address	Downtown St Catharines
Area	Near Brock University
Type of Property	SFH/Students
Style	Townhouse w Garage
Beds/Baths	4 beds/2 Full Baths
Closing Date	TBD



### Acquisition & Financing Details

A Purchase Price	\$	282,940
B Closing Date		~6 months from Sale
C After Reno Value	\$	282,940
D Mortgage (80% LTV 30yr)	\$	226,352
E 2nd Mortgage	\$	-
F Cash to Close (C - D - E)	\$	56,588
G Closing Costs	\$	4,550
H Reserve Fund	\$	3,654
I Renovations	\$	3,000
J Total Investment (F+G+H+I)	\$	67,792

### Student Housing

Income and Expenses		Monthly	Annual	% of Rent
Rent	House	\$ 2,100	\$ 25,200	100%
	Garage	\$ -	\$ -	0%
		\$ 2,100	\$ 25,200	100%
Taxes (Estimate)		\$ 247	\$ 2,968	12%
Property Mgmt (8%+HST)		\$ 190	\$ 2,278	9%
Utililites		\$ 250	\$ 3,000	12%
Tenant Placement		\$ -	\$ -	0%
Insurance		\$ 125	\$ 1,500	6%
Mortgage (3%, 5yr)		\$ 952	\$ 11,424	45%
Repairs/Maintenance (3%)		\$ 63	\$ 756	3%
		\$ 1,827	\$ 21,927	87%
Cash Flow		\$ 273	\$ 3,273	13%

### FIVE Year Projection

### 5 Years

Annual Appreciation		3%
Estimated Future Value	\$	328,005
Mortgage Balance	\$	201,173
Mortgage Paid Down by Tenant	\$	25,179
Net Equity	\$	126,832
Loan to Value		61%
Cash Flow	\$	16,367
Total Return	\$	75,406
Total Capital Invested	\$	67,792
	\$	67,792
Ownership Share		100%
Five Year ROI		111%
Average Annual ROI		22%