

Financial Summary for 25 Alberta Avenue

For Owner Occupier

Qualifying information assumes 1.6% interest

| | Currents rents |
|--|-------------------|
| Percent down | 25% |
| Purchase Price | 1,599,000 |
| Down payment | -399,750 |
| First mortgage | 1,199,250 |
| CMHC Insurance | 0 |
| Total financing | 1,199,250 |
| Monthly mortgage principal & interest | 4,850 |
| ** Plus monthly expenses inc taxes | 1,032 |
| Monthly cost to carry debt | 5,882 |
| *** Less potential income from 2 units | -4,900 |
| **** Aprx. owners monthly carrying cost to live on main floor | <u>982</u> |

Actual expenses *

| |
|----------------------------|
| 5,963 property taxes |
| 1,409 hydro |
| 1,029 gas |
| 1,636 water & garbage |
| 2,346 insurance |
| 12,383 Total yrly expenses |

Actual/potential rents

| |
|---|
| 1,650 Main floor inc utilities, prkg, laundry |
| 3,400 Second/third potential |
| 1,500 Lower level potential |
| 6,550 Total monthly rents |
| -1,032 Total monthly expenses |
| 5,518 Total monthly net income |