

# Cash Flow Positive Properties That Maximize Your ROI

**NORTHSIDE**  
GUELPH

## TERRACE LEVEL INTERIOR (2-bed)

Purchase Price	\$554,990
Down Payment (20%)	\$110,998
Mortgage	\$443,992
<b>Revenue</b>	
Monthly Rent	\$2,500
<b>Monthly Expenses</b>	
Mortgage Payment	\$1,987*
Property Taxes	\$347**
Condo Fees	\$0***
Condo Insurance	<u>\$50</u>
<b>TOTAL</b>	<b>\$2,384</b>
<b>Monthly Income</b>	<b>\$116</b>
<b>Annual Income</b>	<b>\$1,394</b>
<b>5-Year Potential Return</b>	
Rental Income	\$6,968
Mortgage Pay-Down	\$45,918
Price Appreciation	<u>\$72,930****</u>
<b>TOTAL</b>	<b>\$125,816</b>

## TERRACE LEVEL INTERIOR (3-bed)

Purchase Price	\$584,990
Down Payment (20%)	\$116,998
Mortgage	\$467,992
<b>Revenue</b>	
Monthly Rent	\$3,000
<b>Monthly Expenses</b>	
Mortgage Payment	\$2,095*
Property Taxes	\$366**
Condo Fees	\$0***
Condo Insurance	<u>\$50</u>
<b>TOTAL</b>	<b>\$2,511</b>
<b>Monthly Income</b>	<b>\$489</b>
<b>Annual Income</b>	<b>\$5,873</b>
<b>5-Year Potential Return</b>	
Rental Income	\$29,363
Mortgage Pay-Down	\$37,997
Price Appreciation	<u>\$60,730****</u>
<b>TOTAL</b>	<b>\$128,089</b>

\*Based on a 3.5% interest rate and 30-year amortization

\*\*Estimate based on 1% of purchase price (less 25% to account for assessed value)

\*\*\*Free condo fees for 2-years

\*\*\*\*Based on 2.5% appreciation, compounded annually

Cash flow projections are estimates based on current market conditions, interest rates, and anticipated rental income. Actual results may vary and are not guaranteed.  
Prices and promotions are subject to change without notice. Please see Sales Professional for details.

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**NORTHSIDE**  
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## MAIN LEVEL INTERIOR

Purchase Price	\$579,990
Down Payment (20%)	\$115,998
Mortgage	\$463,992
<b>Revenue</b>	
Monthly Rent	\$2,500
<b>Monthly Expenses</b>	
Mortgage Payment	\$2,077*
Property Taxes	\$362**
Condo Fees	\$0***
Condo Insurance	<u>\$50</u>
<b>TOTAL</b>	<b>\$2,489</b>
<b>Monthly Income</b>	<b>\$11</b>
<b>Annual Income</b>	<b>\$126</b>
<b>5-Year Potential Return</b>	
Rental Income	\$630
Mortgage Pay-Down	\$47,986
Price Appreciation	<u>\$76,215****</u>
<b>TOTAL</b>	<b>\$124,832</b>

## FRONT TWO-STOREY INTERIOR

Purchase Price	\$599,990
Down Payment (20%)	\$119,998
Mortgage	\$479,992
<b>Revenue</b>	
Monthly Rent	\$2,700
<b>Monthly Expenses</b>	
Mortgage Payment	\$2,148*
Property Taxes	\$375**
Condo Fees	\$0***
Condo Insurance	<u>\$50</u>
<b>TOTAL</b>	<b>\$2,573</b>
<b>Monthly Income</b>	<b>\$127</b>
<b>Annual Income</b>	<b>\$1,524</b>
<b>5-Year Potential Return</b>	
Rental Income	\$7,620
Mortgage Pay-Down	\$49,641
Price Appreciation	<u>\$78,844****</u>
<b>TOTAL</b>	<b>\$136,105</b>

\*Based on a 3.5% interest rate and 30-year amortization

\*\*Estimate based on 1% of purchase price (less 25% to account for assessed value)

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