

101-1550 Hartley Ave

Asking Price \$1,850,000.00

Purchase price	\$	1,775,000.00
Tax	\$	35,000.00
Inspection	\$	2,000.00
Enviromantal Report	\$	4,000.00
Lawyer Fees	\$	2,500.00
Title Insurance	\$	1,500.00
Appraisal	\$	2,000.00
Total Cost	\$	1,822,000.00

Approval- improvements, contigency **\$** **1,900,000.00**

Size of unit		3900 sf
\$ / sf		\$ 468 / sf
Property Tax / yr	\$	10,845.00
Strata Maint / yr	\$	6,264.00
Insurance / yr	\$	3,600.00

Down Payment **\$** **1,500,000.00**
Mortgage **\$** **400,000.00**

Monthly Expenses		2021		2022	
Property tax	\$	903.75	\$	950.00	at 5%
Strata	\$	522.00	\$	548.00	at 5%
Mortgage	\$	1,900.00	\$	1,900.00	at 3%
Insurance	\$	300.00	\$	320.00	
TOTAL	\$	3,625.75	\$	3,718.00	

Rent Income to offset mothly payments \$ 2,240.00 \$ 2,560.00

Total paymens / mo **\$** **1,385.00** **\$** **1,158.00**

Current rent -\$ 2,961.00 -\$ 2,961.00

Savings each month **-\$** **1,576.00** **-\$** **1,803.00**