



Realty Corp. Brokerage

PURCHASE DETAILS

128 Christie
(existing)

128 Christie
(potential)

| | | |
|-------------------------------------|----------------|----------------|
| Price | 679,000 | 679,000 |
| Mortgage Deposit - 20% | 135,800 | 135,800 |
| Toronto Land Transfer Cost | 9,305 | 9,305 |
| Ontario Land Transfer Cost | 10,055 | 10,055 |
| Total Land Transfer Cost | 19,360 | 19,360 |
| Legal Fees & Title Insurance | 1,500 | 1,500 |
| TOTAL CASH REQUIRED TO CLOSE | 156,660 | 156,660 |

MONTHLY ANALYSIS

| | | | |
|--------------------|--|--------------|--------------|
| Income | Basement Apartment <i>(month-to-month)</i> | 550 | 700 |
| | Main Floor Apartment <i>(leased until 31 March 2016)</i> | 1,150 | 1,600 |
| | Second Floor Apartment <i>(leased until 30 April 2015)</i> | 1,500 | 1,600 |
| | TOTAL MONTHLY INCOME | 3,200 | 3,900 |
| Expenses | Purchase Price | 679,000 | 679,000 |
| | Mortgage Amount | 543,200 | 543,200 |
| <i>approximate</i> | Monthly Mortgage Payments <i>(2.5%)</i> | 2,711 | 2,711 |
| | Monthly Property Taxes | 275 | 275 |
| | Monthly Expenses <i>(estimated)</i> | 550 | 550 |
| | TOTAL ESTIMATED MONTHLY COSTS | 3,536 | 3,536 |
| | NET MONTHLY INCOME | -336 | 364 |
| | CAP RATE | 4.20% | 5.43% |

these figures have been provided by the Seller and have not been verified by Plex Realty Corporation