

# Plex

Realty Corp. Brokerage

## PURCHASE DETAILS

**116 Chaplin Crescent**  
*Executive Furnished Rental*

Price	<b>2,495,000</b>
Mortgage Deposit - 20%	499,000
Toronto Land Transfer Cost	45,625
Ontario Land Transfer Cost	46,375
Total Land Transfer Cost	<b>92,000</b>
Legal Fees & Title Insurance	1,500
<b>TOTAL CASH REQUIRED TO CLOSE</b>	<b>592,500</b>

## MONTHLY ANALYSIS

<b>Income</b>	Basement Apartment	1,250
	Main Floor Apartment ( <i>plus double car garage</i> )	5,500
	Second Floor Apartment	3,500
	Third Floor Apartment	1,750
	<b>TOTAL MONTHLY INCOME</b>	<b>12,000</b>
<b>Expenses</b>	Purchase Price	2,495,000
	Mortgage Amount	1,996,000
	<i>approximate</i> Monthly Mortgage Payments (2.5%)	8,936
	Monthly Property Taxes	742
	Monthly Expenses (as provided)	585
<b>TOTAL ESTIMATED MONTHLY COSTS</b>	<b>10,263</b>	
<b>NET MONTHLY INCOME</b>	<b>1,737</b>	
<b>CAP RATE</b>	<b>5.13%</b>	

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

March 13, 2015

TO WHOM IT MAY CONCERN - re: 116 Chaplin Crescent, Toronto ON

We have been Property Managers for 116 Chaplin Crescent Toronto since 2012.

In our opinion, fair market rent for the 4 furnished suites) is:

- |                                     |        |
|-------------------------------------|--------|
| 1) Owners Suite -                   | \$5500 |
| 2) 2 <sup>nd</sup> fl two bedroom - | 3500   |
| 3) 3 <sup>rd</sup> floor studio     | 1750   |
| 4) Basement studio                  | 1250   |

These rents are "all inclusive" of utilities, internet, shared laundry, cable tv. Some parking is available/ negotiable. Rents are negotiable depending on length of rental term. Cleaning service is available.

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Paulette Warren / Owner (cell: 416 885 7561)  
Silkwood Properties, Toronto