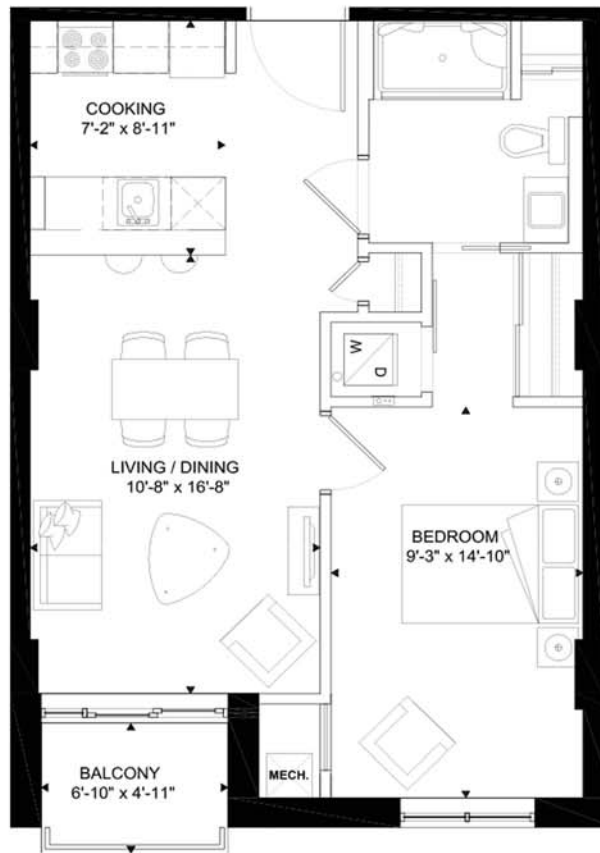


THE HIGHCROFT

1 BEDROOM | 627 SQUARE FEET



FINANCIAL DETAILS

FINANCIAL DETAILS	
PURCHASE PRICE	\$388,900
20% DOWN PAYMENT	\$77,780
NET CLOSING COSTS	\$10,162
TOTAL INVESTMENT	\$87,942

CLOSING COSTS	
LAND TRANSFER TAX	\$4,309
DEVELOPMENT FEES	\$7,500
INTEREST	(\$2,896)
LEGAL (ESTIMATED)	\$1,250

PROJECTED ANNUAL RETURNS (TERMVEST FIXED)	
REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 24,056
EXPENSES	
Annual Mortgage Payment (3.89%)	\$ 17,585
Annual Property Taxes	\$ 3,889
Total Expenses	\$ 21,474
NET CASH FLOW	
Revenue	\$ 24,056
Expenses	\$ 21,474
Annual Positive Cash Flow	\$ 2,583
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 6,074
Annual Fixed Appreciation	\$ 5,774
Total Annual Return	\$ 14,430
Annualized ROI (cash flow + mtg pay down + fixed appreciation) / initial investment	16.41%

PROJECTED ANNUAL RETURNS (TERMVEST MARKET)	
REVENUE	
Annual Rent After Utilities and Condo Fees	\$ 24,056
EXPENSES	
Annual Mortgage Payment (3.89%)	\$ 17,585
Annual Property Taxes	\$ 3,889
Total Expenses	\$ 21,474
NET CASH FLOW	
Revenue	\$ 24,056
Expenses	\$ 21,474
Annual Positive Cash Flow	\$ 2,583
MORTGAGE PAYDOWN AND APPRECIATION	
Annual Mortgage Principle Paydown	\$ 6,074
Annual Appreciation (4%)	\$ 16,851
Total Annual Return	\$ 25,508
Annualized ROI (cash flow + mtg pay down + appreciation) / initial investment	29.01%

THE FOUNDERS RESIDENCES - WESTBORO

