

# LEASE-OPTION

INVESTMENT OPPORTUNITY



**100%**  
OWNERSHIP  
FOR INVESTOR

**6248 148 St, Sullivan Station, Surrey**

For more information, contact:

**Andy Santoso**

**(604) 910-6000**

[andy@strategichousing.ca](mailto:andy@strategichousing.ca)

**StrategicHousing**<sup>®</sup>

[www.StrategicHousing.ca](http://www.StrategicHousing.ca)

**Offer expires March 30, 2010**





## PRO FORMA CASH FLOW ANALYSIS

6248 148th Street, Surrey, BC

Strategic Housing and KL Properties are seeking an investor to purchase a property that has been secured for a pre-qualified tenant/buyer in our rent-to-own program.

Investor will receive GUARANTEED rental income that provides POSITIVE CASH FLOW based on conventional financing. Offer expires **March 30, 2010** and is available on a first-come-first-serve basis.



For more information contact:

**Andy Santoso**

**(604) 910-6000**

[andy@strategichousing.ca](mailto:andy@strategichousing.ca)

[www.StrategicHousing.ca](http://www.StrategicHousing.ca)

Purchase Price	
Purchase Price	\$505,000.00
GST	\$25,250.00
<b>Total Purchase Price</b>	<b>\$530,250.00</b>

Financing	
1st Mortgage	\$424,200.00
Loan-to-Value	80.00%
Mortgage Interest Rate	3.15%
Amortization	35 years
<b>Total Debt Service</b>	<b>\$424,200.00</b>

Investment	
Down payment	\$106,050.00
Property Transfer Tax	\$8,100.00
Contingency Fund	\$0.00
Purchasing Costs	\$1,400.00
Assignment Fee	\$1,000.00
<b>Total Investment</b>	<b>\$116,550.00</b>
Option Deposit	\$5,000.00
<b>Total Investment Required</b>	<b>\$111,550.00</b>

Income		
Rental Income	\$2,600.00 /mo	\$31,200.00
Other Income		\$0.00
<b>Gross Income</b>		<b>\$31,200.00</b>
Estimated Vacancy		\$0.00
<b>Total Estimated Income</b>		<b>\$31,200.00</b>

Expenses	
Strata/Maintenance	\$0.00
Management Fee	\$0.00
Property Taxes	\$2,600.00
Insurance	\$1,200.00
Utilities	\$1,200.00
<b>Total Expenses</b>	<b>\$5,000.00</b>
<b>Net Operating Income</b>	<b>\$26,200.00</b>

Debt Service	
1st Mortgage	\$20,019.02
Equity Financing @ 0.00%	\$0.00
<b>Total Debt Service</b>	<b>\$20,019.02</b>
<b>Estimated Annual Net Profit</b>	<b>\$6,180.98</b>

Investment Snapshot	
Total Investment Required	\$111,550.00
Lease Term	24 months
Estimated Monthly Net Profit	\$515.08
Estimated Cash-on-Cash ROI	5.54%
Estimated Cap Rate	4.94%
Estimated Annual ROI	23.36%

Investment Summary	
Lease Option Price	\$572,670.00
Lease Option Credits	\$4,800.00
<b>Final Sale Price</b>	<b>\$567,870.00</b>
1st Mortgage Balance	\$410,476.81
<b>Estimated Equity Remaining</b>	<b>\$157,393.19</b>
Total Financial Investment	\$111,550.00
Estimated Cash Flow	\$12,361.95
<b>Estimated Gross Profit</b>	<b>\$58,205.14</b>
Option Deposit	\$5,000.00
Estimated Closing Costs	\$1,100.00
Estimated Realtor Fees	\$0.00
<b>Estimated Total Net Profit</b>	<b>\$52,105.14</b>
Estimated Total ROI	46.71%

This is not a legal document. Strategic Housing Corporation and KL Properties do not provide financial, legal or accounting advice. Please consult a qualified professional before making any investment decisions. The information given above has been obtained from sources we believe to be accurate, but is not guaranteed and is subject to change without notice. Results may vary depending on mortgage terms and/or other contractual agreements.