

# LEASE-OPTION

INVESTMENT OPPORTUNITY



**7439 141a Street, East Newton, Surrey**

For more information, contact:

**Andy Santoso**

**(604) 910-6000**

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



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

**Offer expires March 30, 2010**





## PRO FORMA CASH FLOW ANALYSIS

7439 141A Street, East Newton, 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.



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Purchase Price	
Purchase Price	\$485,000.00
GST	\$0.00
<b>Total Purchase Price</b>	<b>\$485,000.00</b>

Financing	
1st Mortgage	\$388,000.00
Loan-to-Value	80.00%
Mortgage Interest Rate	3.15%
Amortization	35 years
<b>Total Debt Service</b>	<b>\$388,000.00</b>

Investment	
Down payment	\$97,000.00
Property Transfer Tax	\$7,700.00
Contingency Fund	\$0.00
Purchasing Costs	\$1,400.00
Assignment Fee	\$1,000.00
<b>Total Investment</b>	<b>\$107,100.00</b>
Option Deposit	\$5,000.00
<b>Total Investment Required</b>	<b>\$102,100.00</b>

Income	
Rental Income	\$2,400.00 /mo \$28,800.00
Other Income	\$0.00
<b>Gross Income</b>	<b>\$28,800.00</b>
Estimated Vacancy	\$0.00
<b>Total Estimated Income</b>	<b>\$28,800.00</b>

Expenses	
Strata/Maintenance	\$0.00
Management Fee	\$0.00
Property Taxes	\$2,556.00
Insurance	\$1,200.00
Utilities	\$1,200.00
<b>Total Expenses</b>	<b>\$4,956.00</b>
<b>Net Operating Income</b>	<b>\$23,844.00</b>

Debt Service	
1st Mortgage	\$18,310.66
Equity Financing @ 0.00%	\$0.00
<b>Total Debt Service</b>	<b>\$18,310.66</b>
<b>Estimated Annual Net Profit</b>	<b>\$5,533.34</b>

Investment Snapshot	
Total Investment Required	\$102,100.00
Lease Term	24 months
Estimated Monthly Net Profit	\$461.11
Estimated Cash-on-Cash ROI	5.42%
Estimated Cap Rate	4.92%
Estimated Annual ROI	22.73%

Investment Summary	
Lease Option Price	\$523,800.00
Lease Option Credits	\$4,800.00
<b>Final Sale Price</b>	<b>\$519,000.00</b>
1st Mortgage Balance	\$375,447.90
<b>Estimated Equity Remaining</b>	<b>\$143,552.10</b>
Total Financial Investment	\$102,100.00
Estimated Cash Flow	\$11,066.68
<b>Estimated Gross Profit</b>	<b>\$52,518.78</b>
Option Deposit	\$5,000.00
Estimated Closing Costs	\$1,100.00
Estimated Realtor Fees	\$0.00
<b>Estimated Total Net Profit</b>	<b>\$46,418.78</b>
Estimated Total ROI	45.46%

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