



PURCHASE DETAILS		584 Davenport Rd.
	Price	1,795,000
	Mortgage Deposit -25%	448,750
	Toronto Land Transfer Cost	31,625
	Ontario Land Transfer Cost	32,375
	Total Land Transfer Cost	64,000
	Legal Fees & Title Insurance	1,500
	Renovation Budget	0
	TOTAL CASH REQUIRED TO CLOSE	514,250
MONTHLY ANALYSIS		
Income	Basement Suite #1	1,014
	Basement Suite #2	1,379
	Main Floor Suite	2,392
	Second Floor Suite (potential rent)	2,800
	Main Floor Studio (potential rent)	750
	Laundry	70
	TOTAL MONTHLY INCOME	8,405
Expenses	Purchase Price	1,795,000
	Mortgage Amount	1,346,250
<i>approximate</i>	Monthly Mortgage Payments (3%) <i>approx.</i>	6,388
	Monthly Property Taxes	477
	Monthly Expenses (<i>as provided</i>)	670
	TOTAL ESTIMATED MONTHLY COSTS	7,535
	NET MONTHLY INCOME	870
	CAP RATE	4.85%
<i>these figures have been provided by the Seller and have not been verified by Plex Realty Corporation.</i>		