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Darella Co	Bullione	
Realty Col	rp. Brokerage	
PURCHASE	DETAILC	95 Hillsdale Ave. East
PURCHASE	DETAILS	95 milisuale Ave. East
	Price	2,000,000
	Mortgage Deposit - 40%	800,000
	Toronto Land Transfer Cost	
	Ontario Land Transfer Cost	35,725 36,475
	Total Land Transfer Cost	
		72,200
	Legal Fees & Title Insurance	2,500
	Renovation Budget	0
	TOTAL CASH REQUIRED TO CLOSE	874,700
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MONTHLY	ANALYSTS	
MONTHLY	ANALISIS	
Income	Bsmt	1,600
	Main	2,708
	Second	2,500
	2000114	2,500
	TOTAL MONTHLY INCOME	6,808
		,
Expenses	Purchase Price	2,000,000
	Mortgage Amount	1,200,000
approximate	Monthly Mortgage Payments (2%)	5,080
	Monthly Property Taxes	589
	Monthly Expenses	541
	TOTAL ESTIMATED MONTHLY COSTS	6,210
	NET MONTHLY INCOME	598
	CARRATE	2.410/
	CAP RATE	3.41%