



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