

116 Vernon St,
Nelson BC

3 Units

Total Rent is \$6850 on day 1

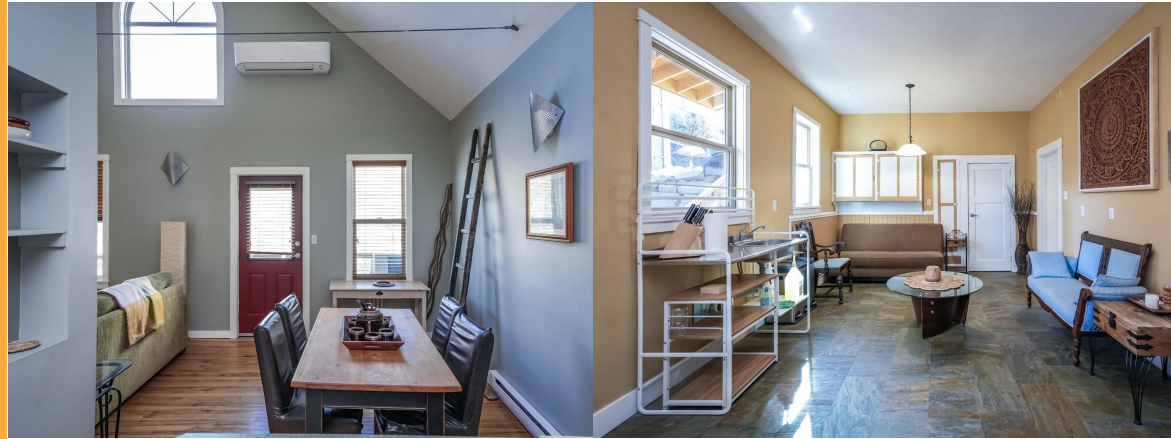


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OBJECTIVES AND SUMMARY

1. To Purchase a positive cash flow multi family rental property in the growing city of Nelson BC, Renovate it, raise rents and hold long term.
2. The rental of the properties to provide a positive cash flow of 3 - 5 %
3. JV Partner to earn a return of at least 12%
4. The total down payment between 25% and 35% to keep the Debt / Equity ratio and leverage appropriate for risk and return (ROI)

EXECUTIVE SUMMARY OF INVESTMENT

1. Cash Flow = \$1,069 (3.54%)
2. Real Estate Growth Rate estimated at 4%
3. JV Partner to earn a return of 22% APR after reno. \$150,000 ROI in Month 1 after reno.
4. Vacancy rate is less than 1%. Mortgage is being paid down consistently with good leases in place

ESTIMATED GROWTH RATE

1. Based on Population Growth, Job Growth, Real Estate Price Growth: Researched with Real Estate Agent Stats
2. Growth Rate Estimate 4%

PROPERTY NUMBERS IN SUMMARY

DI. DEAL ANALYSER

SEARCHING FOR "THE CASH FLOW ZONE"

Address of Property	116 Vernon
Asking Price	\$1,159,000.00
Offer Price	\$950,000.00
Accepted Price	\$1,035,000.00
10% Rule of Thumb	7.94%

Square Feet	2,710
Price Per SF	\$382

Looking for 7 - 10%

CLOSING COSTS

Land transfer tax	\$18,700.00	<---- Use a land transfer calculator
Staying Power Funds - 1 Month Rent Minimum	\$10,000.00	<---- Open Property Bank Account
Legal Fees	\$1,900.00	
Appraisal	\$0.00	
Inspection	\$765.45	
Repairs, Renovation & Capital Expenditures	\$21,000.00	<---- Rehab Cost / "The Lift"
Real Property Report (Title Insurance Check)	\$0.00	
Mortgage Broker Fee	\$0.00	
Down payment %	30.00%	
Down payment Amount	\$310,500.00	

PURCHASE PRICE (CASH TO CLOSE)

Personal Cash Available	\$0.00
Need to Borrow	\$362,865.45
Interest on Loan Per Year	0.00%

80% Brad \$290,292.36
20% Rhi \$72,573.09

DEBT SERVICING

Mortgage #1 Amount
Mortgage Rate
Amortization period in Years
amortization surcharge %
amortization surcharge amount
of payments/year
CMHC insurance fee (% of loan)
Lenders Name

\$724,500.00
5.00%
25.00
0.00%
\$0.00
12.00
0.00%
TD

MORTGAGE PAYMENT AMOUNT

\$4,235.00

PROPERTY NUMBERS IN SUMMARY

OPERATING BUDGET

	Current Year	Current Month	# of Units	Mon, Rev / Unit	Type	# of Rooms	# of Bath	Tenants?	Projected Rent	Last Increase Date	Next Increase Date
GROSS SCHEDULED INCOME (GSI) - Potential Income	\$82,200.00	\$6,850.00	1	\$2,500	Top	3	1	<input type="checkbox"/>	\$2,650		
Other Income	\$0.00	\$0.00	1	\$2,550	Middle	3	1	<input type="checkbox"/>	\$2,650		
Gross Income	\$82,200.00	\$6,850.00	1	\$1,800	Bottom	0	1	<input type="checkbox"/>	\$2,200		
Vacancy / Bad Debt (5% Minimum)	4.00%	4.00%	0	\$0				<input type="checkbox"/>	\$0		
Vacancy / Bad Debt Amount	\$3,288.00	\$274.00	0	\$0				<input type="checkbox"/>	\$0		
EFFECTIVE GROSS INCOME (GRI)	\$78,912.00	\$6,576.00	0	\$0				<input type="checkbox"/>	\$0		
			0	\$0				<input type="checkbox"/>	\$0		
ECONOMIC OCCUPANCY	96.00%	96.00%	0	\$0				<input type="checkbox"/>	\$0		
									\$7,500		

PROPERTY NUMBERS IN SUMMARY

OPERATING EXPENSES (OE)

	Current Year	Current Month	Projected Yearly (next year)
Taxes	\$4,497.00	\$374.75	\$0.00
Water and Sewer	\$3,024.00	\$252.00	\$0.00
Electricity & Gas	\$0.00	\$0.00	\$0.00
Garbage	\$0.00	\$0.00	\$0.00
Advertising	\$0.00	\$0.00	\$0.00
Grass/Snow	\$0.00	\$0.00	\$0.00
Insurance	\$4,430.00	\$369.17	\$0.00
Condo Fees	\$0.00	\$0.00	\$0.00
Property Management (% of ERI)	3.00%	3.00%	\$0.00
Property Management amount	\$2,416.68	\$201.39	\$0.00
Repair & Maintenance (% of ERI)	3.00%	3.00%	\$0.00
Repair & Maintenance amount	\$2,416.68	\$201.39	\$0.00
Banking	\$120.00	\$10.00	\$0.00
OPERATING EXPENSES (OE)	\$16,904.36	\$1,408.70	\$0.00

Who Covers Expense

- Paid By Landlord
- Paid By Landlord
- Paid By Tenant
- Paid By Landlord
- Paid By Landlord
- Paid By Landlord

Insurance (for analysis)

Condo Fee Last Increase date:

Current %

3%

Current Management Rating 1 2 3 4 5

4

Current %

4%

Current Management Rating 1 2 3 4 5

5

NET OPERATING INCOME (NOI)

GRI - OE = NOI

\$63,651.64	\$5,304.30
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79%

79%

CAPITALIZATION RATE % (CAP RATE)

Net Operating Income (NOI) ÷ Current Market Value of the Property

Search Between 5% - 8%

6.15%

MORTGAGE PAYMENT AMOUNT

\$50,820.00	\$4,235.00
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5185714.29%

63.09%

CASH FLOW

Net Operating Income (NOI)	\$63,652	\$5,304
Minus: Annual debt service	\$50,820	\$4,235
Equals: Cash flow before taxes	\$12,832	\$1,069
Minus: Tax liability	\$3,819	\$318
Equals: CASH FLOW AFTER TAXES	\$9,012	\$751

3.54%

VTB Payments

Cecilia Hobson <hobsonceilia@gmail.com>

\$2,106.89

Dana Rothkop <locatedana@gmail.com>

\$2,106.89

PROPERTY APPRECIATION ESTIMATE

D6. APPRECIATION SCHEDULE

BUYING IN CITIES WITH A FUTURE, NOT A PAST

APPRECIATION	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Price	\$1,035,000.00	\$1,071,225.00	\$1,108,717.88	\$1,147,523.00	\$1,187,686.31	\$1,229,255.33	\$1,272,279.26	\$1,316,809.04
Appreciation %	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Appreciation Amount	\$36,225.00	\$37,492.88	\$38,805.13	\$40,163.31	\$41,569.02	\$43,023.94	\$44,529.77	\$46,088.32
End of Year Price	\$1,071,225.00	\$1,108,717.88	\$1,147,523.00	\$1,187,686.31	\$1,229,255.33	\$1,272,279.26	\$1,316,809.04	\$1,362,897.35
Mortgage Left	\$713,999.04	\$698,527.63	\$682,264.68	\$665,169.68	\$647,200.07	\$628,311.10	\$608,455.74	\$587,584.54

EQUITY IN PROPERTY (Not Including Cash Flow)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	\$357,225.96	\$410,190.24	\$465,258.32	\$522,516.62	\$582,055.25	\$643,968.16	\$708,353.30	\$775,312.82

AT YEAR END	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	TOTAL
	-\$5,639.49	\$52,964.28	\$55,068.08	\$57,258.30	\$59,538.63	\$61,912.91	\$64,385.14	\$66,959.52	\$412,447.37
	INCREASE	INCREASE	INCREASE	INCREASE	INCREASE	INCREASE	INCREASE	INCREASE	INCREASE

Over 8 years 113.66%
 Per Year 14.21%
 (Not including Rental Increases / Cash Flow)

8 YEAR INVESTMENT ANALYSIS

D7. 8 YEAR RETURN SCHEDULE

LONG TERM BUY AND HOLD STRATEGY

Appreciation Forecast %

3.50%

INVESTMENT ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Renovation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Growth	4%	4%	4%	4%	4%	4%	4%	4%
End of Year Property Value	\$1,071,225.00	\$1,108,717.88	\$1,147,523.00	\$1,187,686.31	\$1,229,255.33	\$1,272,279.26	\$1,316,809.04	\$1,362,897.35
Loan Amount	\$713,999.04	\$698,527.63	\$682,264.68	\$665,169.68	\$647,200.07	\$628,311.10	\$608,455.74	\$587,584.54
Equity	\$357,225.96	\$410,190.24	\$465,258.32	\$522,516.62	\$582,055.25	\$643,968.16	\$708,353.30	\$775,312.82
Inflation Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
EFFECTIVE RENTAL INCOME	\$80,556.00	\$83,375.46	\$86,293.60	\$89,313.88	\$92,439.86	\$95,675.26	\$99,023.89	\$102,489.73
Rental Income Growth	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
OPERATING EXPENSES (OE)	\$16,784.36	\$17,287.89	\$17,806.53	\$18,340.72	\$18,890.95	\$19,457.67	\$20,041.40	\$20,642.65
OE Growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total property expense	\$16,784.36	\$17,287.89	\$17,806.53	\$18,340.72	\$18,890.95	\$19,457.67	\$20,041.40	\$20,642.65
NET OPERATING INCOME (NOI)	\$63,771.64	\$66,087.57	\$68,487.07	\$70,973.15	\$73,548.92	\$76,217.58	\$78,982.49	\$81,847.08
Principal Repayment	\$10,500.96	\$15,471.41	\$16,262.95	\$17,095.00	\$17,969.61	\$18,888.97	\$19,855.36	\$20,871.20
Loan Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest on Loan	\$36,084.04	\$35,348.59	\$34,557.05	\$33,725.00	\$32,850.39	\$31,931.03	\$30,964.64	\$29,948.80
Additional repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total loan payment	\$46,585.00	\$50,820.00	\$50,820.00	\$50,820.00	\$50,820.00	\$50,820.00	\$50,820.00	\$50,820.00
NET OPERATING INCOME (NOI)	\$17,186.64	\$15,267.57	\$17,667.07	\$20,153.15	\$22,728.92	\$25,397.58	\$28,162.49	\$31,027.08
Pre tax cash on cash	5.54%	4.92%	5.69%	6.49%	7.32%	8.18%	9.07%	9.99%
Depreciations of building	\$2,105.00	\$2,105.00	\$2,105.00	\$2,105.00	\$2,105.00	\$2,105.00	\$2,105.00	\$2,105.00
Depreciation Contents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income per Month	\$1,432.22	\$1,272.30	\$1,472.26	\$1,679.43	\$1,894.08	\$2,116.47	\$2,346.87	\$2,585.59
Total Return	\$63,912.60	\$68,231.85	\$72,735.15	\$77,411.46	\$82,267.55	\$87,310.49	\$92,547.63	\$97,986.60
Internal Rate of Return	17.61%	16.63%	15.63%	14.82%	14.13%	13.56%	13.07%	12.64%
Real Rate of Return (Inflation Adjusted)	15.61%	14.63%	13.63%	12.82%	12.13%	11.56%	11.07%	10.64%
Debt to Equity Ratio								

Initial Investment

\$ 362,865.45

Initial Investment	\$ 362,865.45	
8 Year Appreciation	\$327,897.35	90.36%
8 Year Cash Flow	\$177,590.51	54.16%
8 Year Debt Repayment	\$136,915.46	37.73%
TOTAL RETURN	\$642,403.33	182.26%
Realtor Exit Commission	\$51,201.41	
8 Year Term ROI	\$591,201.92	162.93%
Yearly ROI	\$73,900.24	20.37%

PS. This investment will be held longer then the defined 8 year term depending on the economics that dictate the real estate cycle

TOTAL RETURN

E. TOTAL RETURN FORECAST

THE THREE WAYS WE MAKE MONEY IN REAL ESTATE

Initial Investment	Equity	Equity	Equity	Equity	Equity	Equity	Equity
\$362,865.45	\$426,778.05	\$495,009.90	\$567,745.05	\$645,156.51	\$727,424.06	\$814,734.55	\$907,282.17

APPRECIATION	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8	
1. Cash Flow	\$17,186.64	4.74%	\$15,267.57	3.58%	\$17,667.07	3.57%	\$20,153.15	3.55%	\$22,728.92	3.52%	\$25,397.58	3.49%	\$28,162.49	3.46%	\$31,027.08	3.42%
2. Equity Paydown	\$10,500.96	2.89%	\$15,471.41	3.63%	\$16,262.95	3.29%	\$17,095.00	3.01%	\$17,969.61	2.79%	\$18,888.97	2.60%	\$19,855.36	2.44%	\$20,871.20	2.30%
3. Appreciation	\$36,225.00	9.98%	\$37,492.88	8.79%	\$38,805.13	7.84%	\$40,163.31	7.07%	\$41,569.02	6.44%	\$43,023.94	5.91%	\$44,529.77	5.47%	\$46,088.32	5.08%
Total Return Amount	\$63,912.60	17.61%	\$68,231.85	15.99%	\$72,735.15	14.69%	\$77,411.46	13.63%	\$82,267.55	12.75%	\$87,310.49	12.00%	\$92,547.63	11.36%	\$97,986.60	10.80%

Note:

Need to refinance when the return drops below 15%. As equity grows ROI goes down.

PRO FORMA - BUDGET (Bookkeeping)

RENTAL INCOME / REVENUE	January	February	March	April	May	June	July	August	September	October	November	December	HST/ GST	Total Budget
Top Floor	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,587.50	\$ 2,587.50	\$ 2,587.50	\$ 2,587.50	\$ -	\$ 29,136.00
Middle Floor	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,550.00	\$ 2,635.43	\$ -	\$ 29,458.01
Bottom Floor	\$ 1,800.00	\$ 1,800.00	\$ 1,863.00	\$ 1,863.00	\$ 1,863.00	\$ 1,863.00	\$ 1,863.00	\$ 1,863.00	\$ 1,863.00	\$ 1,928.21	\$ 1,928.21	\$ 1,928.21	\$ -	\$ 21,528.59
Unit 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE (less 4%)	\$ 6,576.00	\$ 6,576.00	\$ 6,636.48	\$ 6,636.48	\$ 6,636.48	\$ 6,636.48	\$ 6,636.48	\$ 6,636.48	\$ 6,720.48	\$ 6,783.08	\$ 6,783.08	\$ 6,865.08	\$ -	\$ 80,122.60

OPERATING EXPENSES	January	February	March	April	May	June	July	August	September	October	November	December	HST/ GST	Total	
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,497.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224.85	\$ 4,497.00
Water & Sewer	\$ -	\$ -	\$ 3,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165.00	\$ 3,300.00
Gas, Electricity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grass / Snow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,430.00	\$ -	\$ -	\$ -	\$ 221.50	\$ 4,430.00
Condo Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Management	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	\$ 60.00	\$ 1,200.00
Repair & Maintenance	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	\$ 60.00	\$ 1,200.00
Banking	\$ 4.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 4.00	\$ -	\$ 7.90	\$ 158.00
Closing Costs & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 204.00	\$ 215.00	\$ 3,515.00	\$ 215.00	\$ 215.00	\$ 215.00	\$ 4,712.00	\$ 215.00	\$ 215.00	\$ 4,645.00	\$ 215.00	\$ 204.00	\$ 739.25	\$ 14,785.00	

NET OPERATING INCOME / PROFIT	January	February	March	April	May	June	July	August	September	October	November	December	HST/ GST	Total
	\$ 6,372.00	\$ 6,361.00	\$ 3,121.48	\$ 6,421.48	\$ 6,421.48	\$ 6,421.48	\$ 1,924.48	\$ 6,421.48	\$ 6,505.48	\$ 2,138.08	\$ 6,568.08	\$ 6,661.08	\$ -	\$ 65,337.60

MORTGAGE	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Loan Payment	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 4,235.00	\$ 50,820.00
Interest Expense	\$ 3,021.28	\$ 3,016.22	\$ 3,011.14	\$ 3,006.04	\$ 3,000.92	\$ 2,995.78	\$ 2,990.62	\$ 2,985.43	\$ 2,980.22	\$ 2,975.00	\$ 2,969.75	\$ 2,964.47	\$ 35,916.87
Principle	\$ 1,213.72	\$ 1,218.78	\$ 1,223.86	\$ 1,228.96	\$ 1,234.08	\$ 1,239.22	\$ 1,244.38	\$ 1,249.57	\$ 1,254.78	\$ 1,260.00	\$ 1,265.25	\$ 1,270.53	\$ 14,903.13

CASH FLOW / NET INCOME	January	February	March	April	May	June	July	August	September	October	November	December	Total
Equals: Cash flow before taxes	\$ 2,137.00	\$ 2,126.00	\$ (1,113.52)	\$ 2,186.48	\$ 2,186.48	\$ 2,186.48	\$ (2,310.52)	\$ 2,186.48	\$ 2,270.48	\$ (2,096.92)	\$ 2,333.08	\$ 2,426.08	\$ 14,517.80
Income Before Taxes	\$ 3,350.72	\$ 3,344.78	\$ 1,110.34	\$ 3,415.44	\$ 3,420.56	\$ 3,425.70	\$ (1,066.14)	\$ 3,436.05	\$ 3,525.26	\$ (836.92)	\$ 3,598.33	\$ 3,696.61	\$ 29,420.73
Capital Cost Allowance (CCA) Depreciation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus: Income Tax Provision (30%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,826.22
Equals: CASH FLOW AFTER TAXES	\$ 2,137.00	\$ 2,126.00	\$ (1,113.52)	\$ 2,186.48	\$ 2,186.48	\$ 2,186.48	\$ (2,310.52)	\$ 2,186.48	\$ 2,270.48	\$ (2,096.92)	\$ 2,333.08	\$ 2,426.08	\$ 20,594.51

EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



UNIT A



UNIT A



UNIT B



UNIT B



UNIT C



\$25,000 KITCHEN RENOVATION



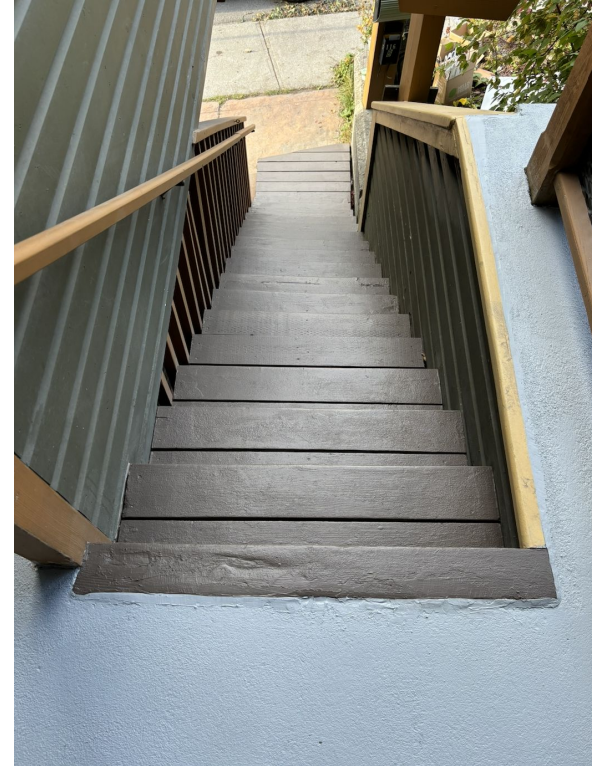
PAINTING FIXES \$5000



PAINTING FIXES



PAINTING FIXES



PAINTING FIXES



PAINTING FIXES



PAINTING FIXES



BOILER REPLACEMENT - Stuck Behind Stairs! Had to cut it in half to remove it.



ADDED NEW LIGHTING!



SUMMARY & HIGHLIGHTS

1. The property is located in the downtown core of Nelson. The tenant flow of applications is massive. We will never have challenges with renting the units at top prices of increasing rents. Amazing location.
2. Positive cash flow of 3.5%
3. On day 1 possession we did a \$25,000 kitchen renovation to the second floor unit. Increased the monthly rent by \$700 in month 1. We also re did a bunch of painting on the exterior to freshen up the look, using heritage house styles. Look so good! We then replaced all 3 hot water tank to prepare it for the next 20 years of holding. All of this was factored into the closing cost budget. We then had the building re appraised at \$1,200,000 making an equity gain of \$165,000 immediately or \$140,000 after reno costs. That's a 35% ROI for my self and my minority JV partner.
4. JV partner is fully hand off. Brad took care of everything. Did the painting myself! lol

NEXT STEPS FOR POTENTIAL PARTNERS

1. Fill out Google Forms Questionnaire [CLICK HERE](#)
2. Lets connect for an info session if you have not already done one. [BOOK INFO SESSION HERE](#)
3. Sign a letter of Intention: before I start searching for us. This is Not a legal document.

*** Finding Deals and negotiating them is a ton of work. Knowing what I am looking for and how much capital we have is super important so I don't waste my own or other people's time.*

THANK YOU

Brad Samuels

T: Real Estate Investor

W: Foundationz.com

E: bradsamuelsrealty@gmail.com

P: 778 . 968 . 8282

