

Multiplex Investment 1

Purchase Price	\$240,000
DownPyament %	10.0%
DownPyament \$	\$24,000
Mortgage	\$216,000
InterestRates %	3.00%
AmortizationYears	15
NumberOfPayments	12
TotalNumberOfPayments	180
MortgagePayment / m	\$1,492
CondoFee / m	\$0
Heat / yr	\$3,850
Heat / m	\$321
Hydro / yr	\$1,830
Hydro / m	\$153
Water / yr	\$1,800
Water / m	\$150
Insurance / yr	\$1,240
Insurance / m	\$103
PropertyTax / Year	\$2,100
PropertyTax / m	\$175
TotalMaintenance / yr	\$10,820
TotalMaintenance / m	\$902
TotalWithMortgage / yr	28,720
TotalWithMortgage / m	\$2,393

Income Calculation

RentUnit_1	\$1,075
RentUnit_2	\$875
RentUnit_3	\$0
RentUnit_4	\$0
RentUnit_5	\$0
IncomeTotalRent	\$1,950
TotalRent / yr	\$23,400

ExpenseVacancyRate %	0%
ExpenseVacancyRate \$ /yr	\$0
ExpenseVacancyRate \$ / m	\$0
ExpenseWearTear / Year	\$0
ExpenseWearTear / m	\$0
TotalLandlordExpense / m	\$2,393
TotalNet	\$443
CapRate	5.2%
ROI	-22%

Multiplex Investment 2

Purchase Price	\$300,000
DownPyament %	10.0%
DownPyament \$	\$30,000
Mortgage	\$270,000
InterestRates %	6.00%
AmortizationYears	10
NumberOfPayments	12
TotalNumberOfPayments	120
MortgagePayment / m	\$2,998
CondoFee / m	\$0
Heat / yr	\$4,000
Heat / m	\$333
Hydro / yr	\$500
Hydro / m	\$42
Water / yr	\$1,600
Water / m	\$133
Insurance / yr	\$2,000
Insurance / m	\$167
PropertyTax / Year	\$4,100
PropertyTax / m	\$342
TotalMaintenance / yr	\$12,200
TotalMaintenance / m	\$1,017
TotalWithMortgage / yr	48,171
TotalWithMortgage / m	\$4,014

Income Calculation

RentUnit_1	\$1,000
RentUnit_2	\$1,100
RentUnit_3	\$1,200
RentUnit_4	\$0
RentUnit_5	\$0
IncomeTotalRent	\$3,300
TotalRent / yr	\$39,600

ExpenseVacancyRate %	5%
ExpenseVacancyRate \$ /yr	\$1,980
ExpenseVacancyRate \$ / m	\$165
ExpenseWearTear / Year	\$0
ExpenseWearTear / m	\$0
TotalLandlordExpense / m	\$4,179
TotalNet	\$879
CapRate	8.5%
ROI	-35%