



# Lake Muskoka Condo Hotel

**Guaranteed positive cash flow**

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**Revenue Growth**

59% revenue growth in the past 4 years

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**Annual Growth**

15% annual growth rate

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**Rate of Return**

12% minimum rate of return until 2017

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**Pricing**

Original Price	\$270,000
Investor Price	\$215,000
Total Savings	\$55,000 (potential equity)

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**Mortgage Rates**

Mortgage Rates from 2.79%

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**N5R**



## Red Pine (unit 225)

	2015/2016	Notes
<b>PURCHASE PRICE</b>	\$214,000.00	291,000
<b>DOWN PAYMENT</b>	\$74,900	Originally No Financing Available
<b>SQUARE FOOTAGE</b>	589	
<b>PRICE PER SQ.FT.</b>	\$363.32	
<b>REVENUE</b>	\$12,840	Average of 14% growth over 4 years of operation
<b>INSURANCE</b>	Already deducted	
<b>CONDO FEES</b>	Already deducted	
<b>RESERVE FUND (INCLUDES REPAIRS AND RENOVATION)</b>	Already Deducted	
<b>PROPERTY TAX</b>	\$1,867	CRA Tax Write-Off
<b>TOTAL INCOME</b>	<b>\$10,973</b>	
<b>MORTGAGE</b>	\$7,716	(3 year 2.79%, 25 year amortization) – \$ 643 a month
<b>NET CASH FLOW</b>	<b>\$3,257</b>	
<b>INTEREST ON PRINCIPAL</b>	\$3,809	Best Pace Rate: 2.79% :
<b>NET INCOME</b>	<b>7,164</b>	
<b>ANNUAL RETURN</b>	<b>9.6%</b>	
<b>CAPITAL APPRECIATION</b>	<b>15,400</b>	Based on 5 year return to Original Sale Price
<b>TOTAL ANNUAL ROI</b>	<b>30.1%</b>	

**N5R**



## Red Oak (unit 328)

	2015/2016	Notes
<b>PURCHASE PRICE</b>	\$199,000.00	283,000
<b>DOWN PAYMENT</b>	\$69,650	Originally No Financing Available
<b>SQUARE FOOTAGE</b>	552	
<b>PRICE PER SQ.FT.</b>	\$360.50	
<b>REVENUE</b>	\$11,940	Average of 14% growth over 4 years of operation
<b>INSURANCE</b>	Already deducted	
<b>CONDO FEES</b>	Already deducted	
<b>RESERVE FUND (INCLUDES REPAIRS AND RENOVATION)</b>	Already Deducted	
<b>PROPERTY TAX</b>	\$1,698	CRA Tax Write-Off
<b>TOTAL INCOME</b>	<b>\$10,242</b>	
<b>MORTGAGE</b>	\$7,180.68	(3 year 2.79%, 25 year amortization) – \$598.39 a month
<b>NET CASH FLOW</b>	<b>\$3,061.32</b>	
<b>INTEREST ON PRINCIPAL</b>	\$3,542.06	Best Pace Rate: 2.79%
<b>NET INCOME</b>	<b>6,699.94</b>	
<b>ANNUAL RETURN</b>	<b>9.6%</b>	
<b>CAPITAL APPRECIATION</b>	<b>16,800</b>	Based on 5 year return to Original Sale Price
<b>TOTAL ANNUAL ROI</b>	<b>33.7%</b>	

**N5R**



## Norway Spruce

	2015/2016	Notes
<b>PURCHASE PRICE</b>	\$202,000.00	270,000
<b>DOWN PAYMENT</b>	\$70,700	Originally No Financing Available
<b>SQUARE FOOTAGE</b>	525	
<b>PRICE PER SQ.FT.</b>	\$384.76	
<b>REVENUE</b>	\$12,120	Average of 14% growth over 4 years of operation
<b>INSURANCE</b>	Already deducted	
<b>CONDO FEES</b>	Already deducted	
<b>RESERVE FUND (INCLUDES REPAIRS AND RENOVATION)</b>	Already Deducted	
<b>PROPERTY TAX</b>	\$1,698	CRA Tax Write-Off
<b>TOTAL INCOME</b>	<b>\$10,422</b>	
<b>MORTGAGE</b>	\$7,284	(3 year 2.79%, 25 year amortization) – \$607 a month
<b>NET CASH FLOW</b>	<b>\$3,138</b>	
<b>INTEREST ON PRINCIPAL</b>	\$3,595	Best Pace Rate: 2.79% :
<b>NET INCOME</b>	<b>6,825</b>	
<b>ANNUAL RETURN</b>	<b>9.6%</b>	
<b>CAPITAL APPRECIATION</b>	<b>13,600</b>	Based on 5 year return to Original Sale Price
<b>TOTAL ANNUAL ROI</b>	<b>28.8%</b>	

**N5R**



Most Recent Rates as of September 16, 2014

1 year 2.99%  
2 year 3.04%  
3 year 2.79%  
4 year 2.94%  
5 year 3.09%

