FIRST TIME BUYER

MODEL	THE SANDSTONE
UNIT	UNIT #2
TYPE	2 STOREY - 3 BEDROOM - 3 BATHROOM
SQ FT	1490 *NOT INCLUDING FINISHED BASEMENT
PURCHASE PRICE	$449,900
5% DOWN PAYMENT	$22,500
10% FTHBI	$44,990
DEFAULT INSURANCE (CMHC)	$10,707.48
MORTGAGE	$393,117.48
MORTGAGE PAYMENT (MONTHLY) *3.14% OVER 5 YR TERM & 25 YR AM	$1888.77
CONDO FEE	$130

INVESTMENT OPPORTUNITY

*10% RETURN AT END OF YEAR 1 - PRINCIPLE PAYDOWN & ROI

MODEL	THE SANDSTONE
UNIT	UNIT #2
TYPE	2 STOREY - 3 BEDROOM - 3 BATHROOM
SQ FT	1490 *NOT INCLUDING FINISHED BASEMENT
PURCHASE PRICE	$449,900
20% DOWN PAYMENT	$89,980
MORTGAGE	$359,920
MORTGAGE PAYMENT (MONTHLY) *3.14% OVER 5 YR TERM & 30 YR AM	$1540.77
CONDO FEE	$130
PROPERTY TAXES (MONTHLY)	TBD
RENTAL INCOME (MONTHLY)	$1,900
TOTAL COST (MONTHLY)	$1,670.77
CASHFLOW	$229.23