

**227-229 Wakabayashi Way**

Property List Price \$499,900  
 Property Value \$495,000

Mortgage Breakdown	
Purchase Price	\$495,000.00
Downpayment	\$99,000.00
Mortgage Amt	\$396,000.00
Interest Rate	4.97%
Monthly payment	\$2,118.56

	<b>Yearly</b>	<b>Monthly</b>
Rental Revenue	\$44,400	\$3,700.00

	<b>Yearly</b>	<b>Monthly</b>
Rental Revenue	\$50,400	\$4,200.00

Expenses	<b>Yearly</b>	<b>Monthly</b>
Mortgage payment	\$25,422.72	\$2,118.56
Property Taxes	\$4,462	\$371.83
Utilities	\$0	
Repairs & Maintenance	\$3,552.00	\$296.00
Insurance	\$3,600	\$300.00
Condo Fees		
Management fee (10%)	\$4,440	\$370.00
Vacancy (2.5% avg)	\$1,110	\$92.50
<b>Total Expenses</b>	<b>\$42,587</b>	<b>\$3,548.89</b>
<b>Net Revenue</b>	<b>\$1,813</b>	<b>\$151</b>
ROI year 1	1.83%	

Expenses	<b>Yearly</b>	<b>Monthly</b>
Mortgage payment	\$25,422.72	\$2,118.56
Property Taxes	\$4,462	\$371.83
Utilities	\$0	
Repairs & Maintenance	\$3,552	\$296.00
Insurance	\$3,600	\$300.00
Condo Fees	\$0	
Management fee (10%)	\$4,200	\$420.00
Vacancy (2.5% avg)	\$1,260	\$105.00
<b>Total Expenses</b>	<b>\$42,497</b>	<b>\$3,611.39</b>
<b>Net Revenue</b>	<b>\$7,903</b>	<b>\$589</b>
ROI year 1	7.98%	

Note: You may save money by not having to pay a management fee if you look after the property yourself.

Real Estate investing is a long term endeavor, look at the profit in 5 years and in 10 years.

**ROI with no appreciation on property**

**ROI year 5**

Value of property	\$495,000.00
Mortgage amount left	\$363,486.70
Equity	\$131,513.30

	\$3,100 per month	\$3,500 per month
<b>Net Revenue (5 Years)</b>	\$9,066.40	\$39,516.40
Equity	\$131,513.30	\$131,513.30
Total	\$140,579.70	\$171,029.70
Downpayment	\$99,000.00	\$99,000.00
Profit	\$41,579.70	\$72,029.70
ROI	42.00%	72.76%

**ROI year 10**

Value of property	\$ 495,000.00
Mortgage amount left	\$ 321,822.77
Equity	\$ 173,177.23

	\$18,132.80	\$79,032.80
<b>Net Revenue ( 10 Years)</b>	\$18,132.80	\$79,032.80
Equity	\$173,177.23	\$173,177.23
Total	\$191,310.03	\$252,210.03
Downpayment	\$99,000.00	\$99,000.00
Profit	\$92,310.03	\$153,210.03
ROI	93.24%	154.76%