

## TRINITY RAVINE ROI Example 680 sq ft Ft \$314,900

### 2.25% Variable 2yr mortgage

Price	\$ 314,900
20% Deposit	\$ <u>62,980</u>
Mortgage	\$ 251,920

### Monthly Expenses

Principal & Interest	\$ 963
Maintenance (.52 x 680 sqft)	\$ 288
Taxes approx. 0.8%	\$ <u>210</u>
Total Expenses	\$ 1,461

### Cash Flow

Income (\$2.50 x 680 sq ft)	\$ 1,700
Cash Back (\$5,000/24 Months)	\$ 208
Expenses	-\$ <u>1,461</u>
	\$ 447

Cash Flow \$447 x 12	\$ 5,364
Principal \$12,031/ 2	\$ <u>6,015</u>
	\$ 11,379

### Return on Investment

\$11,379/ \$62,980 (cash flow / purchasers investment)

**18.1% Return on Investment**

### 2.39% Fixed 2yr mortgage

Price	\$ 314,900
20% Deposit	\$ <u>62,980</u>
Mortgage	\$ 251,920

### Monthly Expenses

Principal & Interest	\$ 980
Maintenance (.52 x 680 sqft)	\$ 288
Taxes approx. 0.8%	\$ <u>210</u>
Total Expenses	\$ 1,478

### Cash Flow

Income (\$2.50 x 680 sq ft)	\$ 1,700
Cash Back (\$5,000/24 Months)	\$ 208
Expenses	-\$ <u>1,478</u>
	\$ 430

Cash Flow \$430 x 12	\$ 5,160
Principal \$11,792/2	\$ <u>5,896</u>
	\$ 11,056

### Return on Investment

\$11,056/ \$62,980 (cash flow / purchasers investment)

**17.6% Return on Investment**

Based on 2yr fixed and variable rates over a 30 yr amortization period

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