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| **Investment Property Balance Sheet** |
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| **PROPERTY COSTS** | **AMOUNT** |  | **INCOME** | **AMOUNT** |
| Property Price | $74,000.00 |  | Monthly Rental | $2,700 |
| Associated Fees | $1,800.00 |  | Rented Months | 12 |
| Land Transfer / Registration Fee | $1,000.00 |  | **ANNUAL RENT** | **$32,400.00** |
| Pre-Purchase Inspections | $400.00 |  | **GROSS RENTAL YIELD** Annual Rent / Property Price  | **43.78%** |
| **TOTAL PROPERTY COSTS** | **$77,200.00** |  | **NET RENTAL YIELD** Annual Rent - Less Exp / Property Price  | **26.99%** |
|  |  |  | Other Rental Related Income |  |
| **RENOVATIONS** | **AMOUNT** |  | **GROSS RENT** | **$32,400.00** |
| Renovations | $4,000.00 |  |  |  |
| **TOTAL RENOVATIONS** | **$4,000.00** |  | **BORROWING EXPENSES** | **AMOUNT** |
|  |  |  | Mortgage Fee | $180.00 |
| **EXPENSES** | **AMOUNT** |  | Mortgage Insurance | $50.00 |
| Advertising for Tenants | $250.00 |  | Valuation Fee | $85.00 |
| Property Management Fees / Charges | $1,200.00 |  | Loan Establishment Fees |   |
| Cleaning | $600.00 |  | Title Search Fees | $100.00 |
| Gardening  | $400.00 |  | Other specify |   |
| Insurance | $2,400.00 |  | Other specify |   |
| Land Tax | $3,200.00 |  | **TOTAL BORROWING EXPENSES** | **$415.00** |
| Legal Expenses | $800.00 |  |  |  |
| Pest Control | -  |  | **FUNDS** | **AMOUNT** |
| Repairs and Maintenance | $2,100.00 |  | **TOTAL FUNDS REQUIRED** Property Costs + Reno + Borrowing Exp | **$81,615.00** |
| Postage, Telephone, etc. |  - |  | Deposit Amount | $10,000  |
| Travel Expenses | $200.00 |  | **TOTAL HOME LOAN AMOUNT** | **$71,615.00** |
| Water Charges | $480.00 |  | **LOAN-TO-VALUE RATIO** Property Price / Total Home Loan Amount | **96.78%** |
| Rental Expenses | $800.00 |  | Interest Rate | 4.25% |
| Other specify |   |  |  |  |
| Other specify |   |  | **INITIAL CASH OUTLAY** | **AMOUNT** |
| Other specify |   |  | **TOTAL FUNDS REQUIRED** Property Costs + Reno + Borrowing Exp | **$81,615.00** |
| Other specify |   |  | **LESS HOME LOAN AMOUNT** | **$71,615.00** |
| **TOTAL EXPENSES** | **$12,430.00** |  | **TOTAL INITIAL CASH OUTLAY** | **$10,000.00** |