

# Local Real Estate Investing

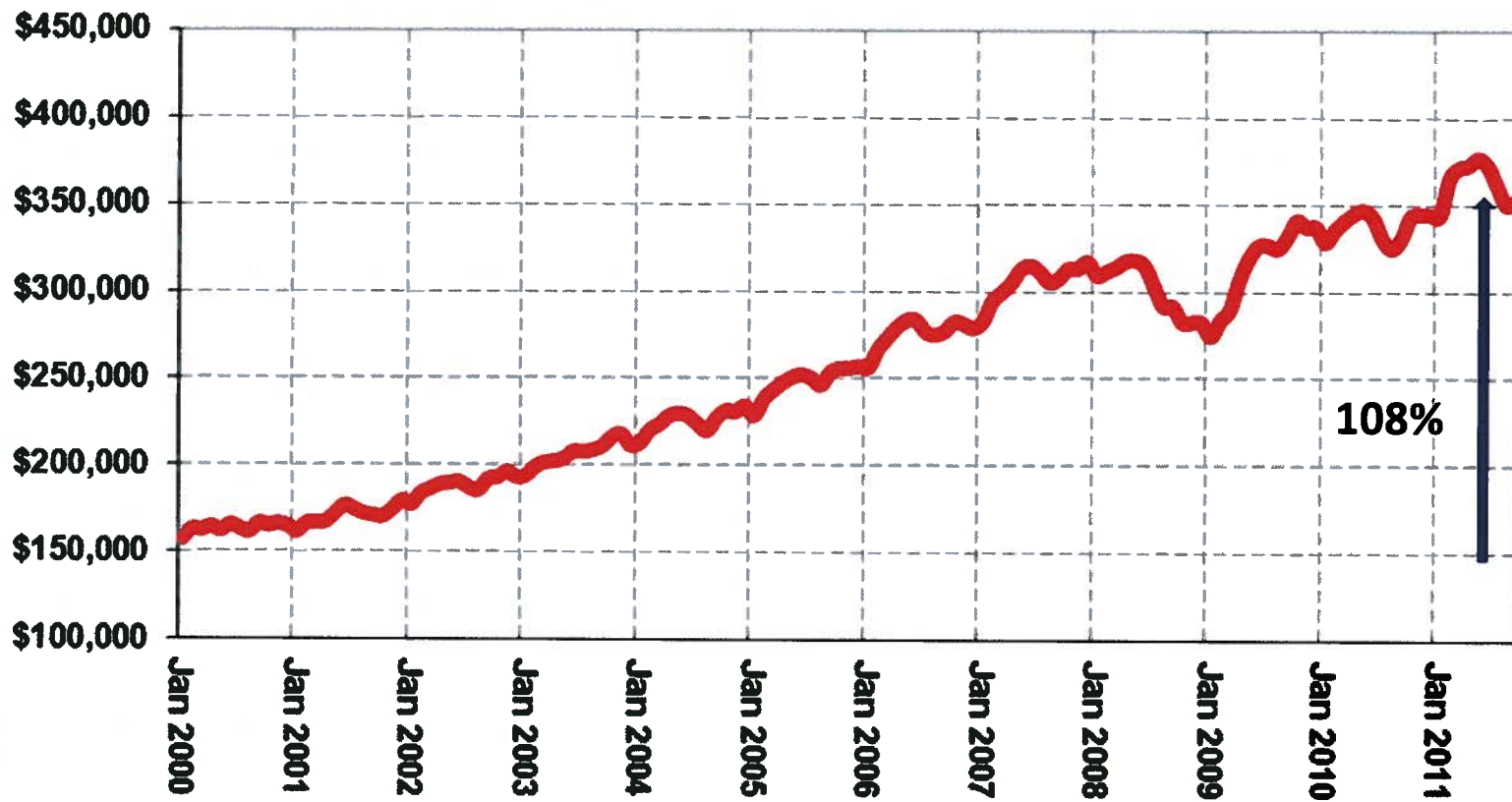
**10 Year History**

**Christopher Invidiata**

*The*  
**INVIDIATA**  
TEAM

# Why Invest...

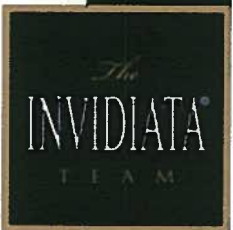
## Residential average price\* Canada



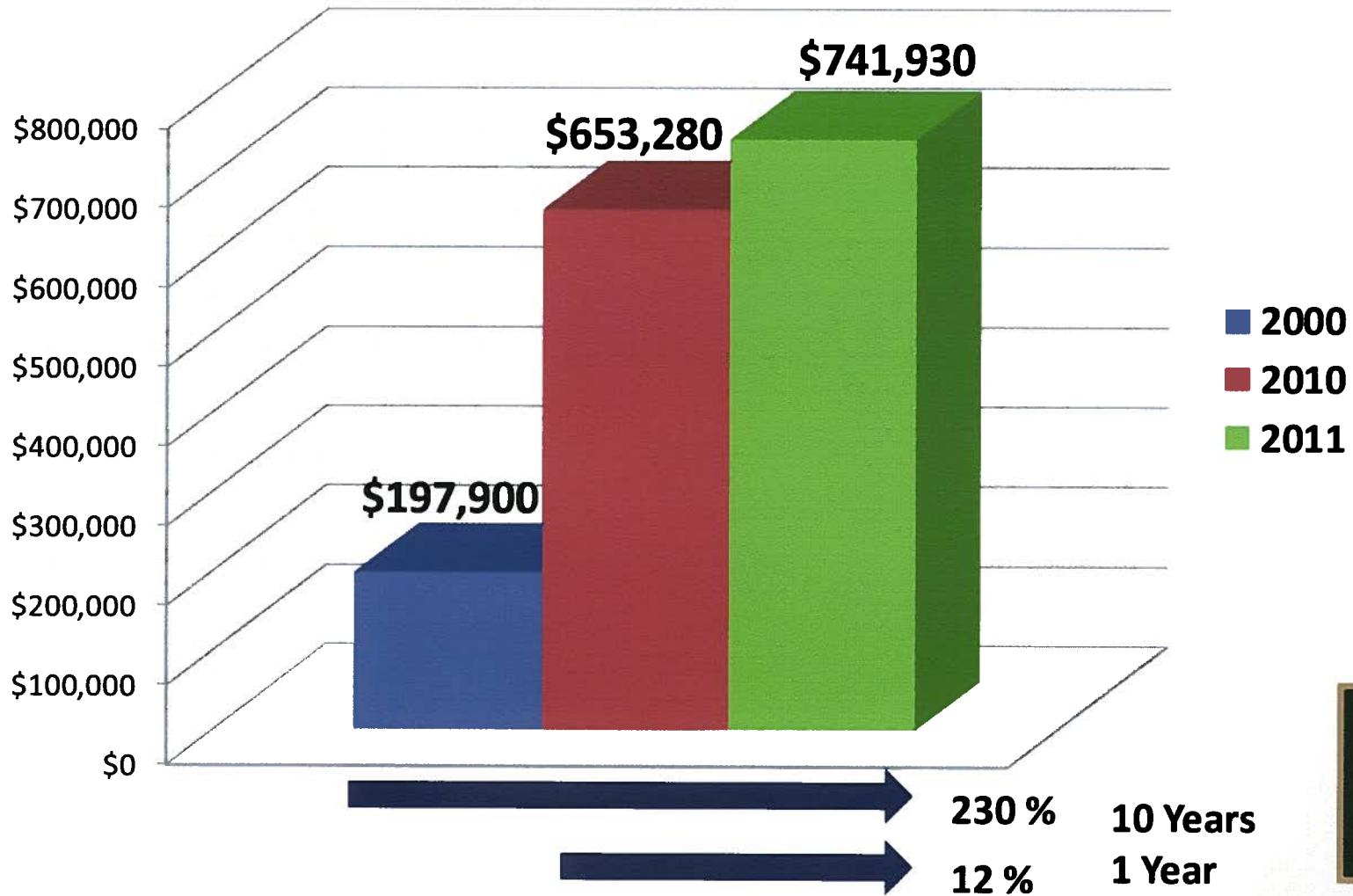
**\$163,951**

\*actual (not seasonally adjusted)

**\$339,030**



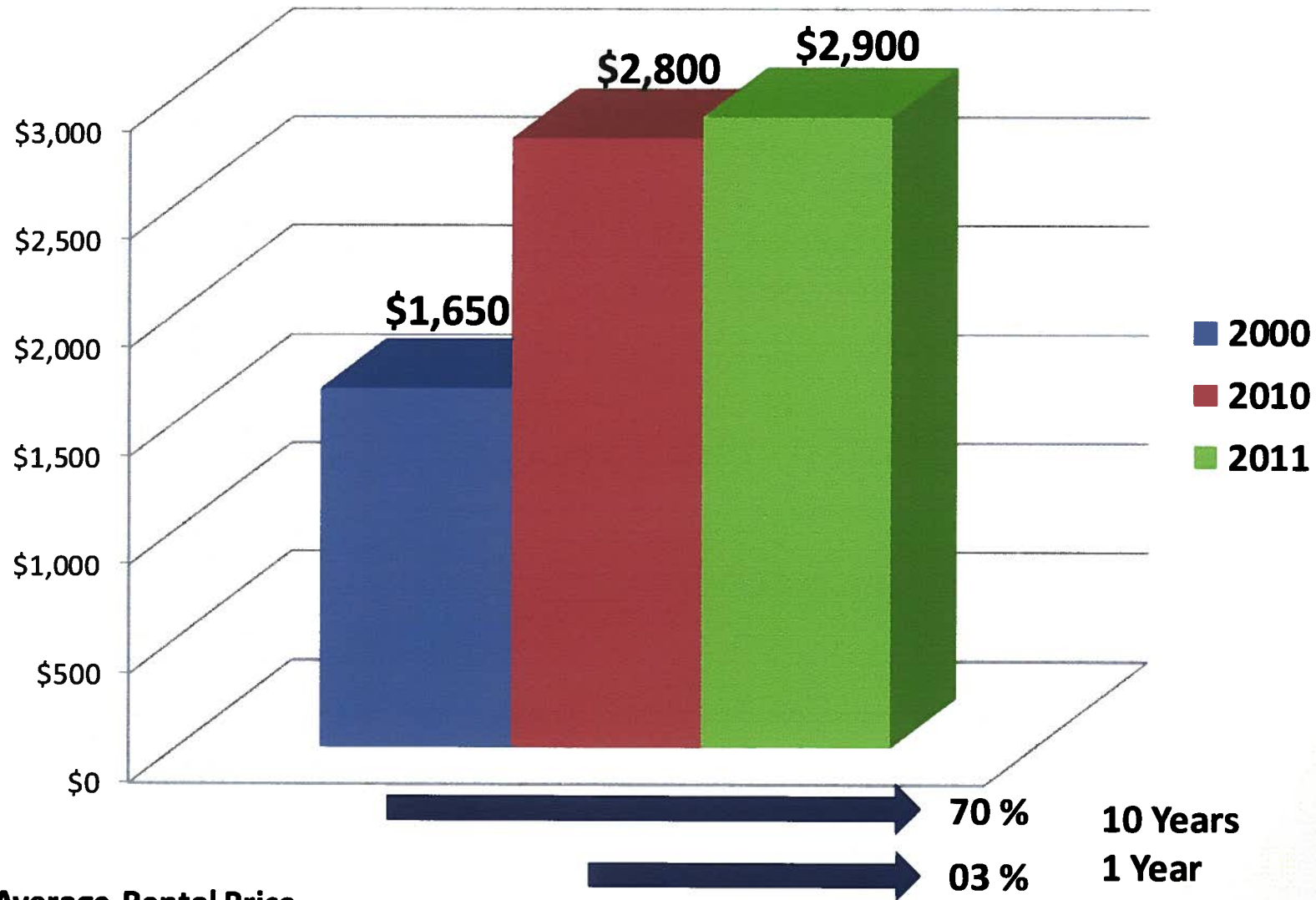
# Millcroft (Burlington)



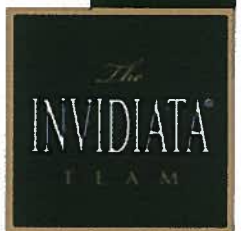
\*Average Sale Price



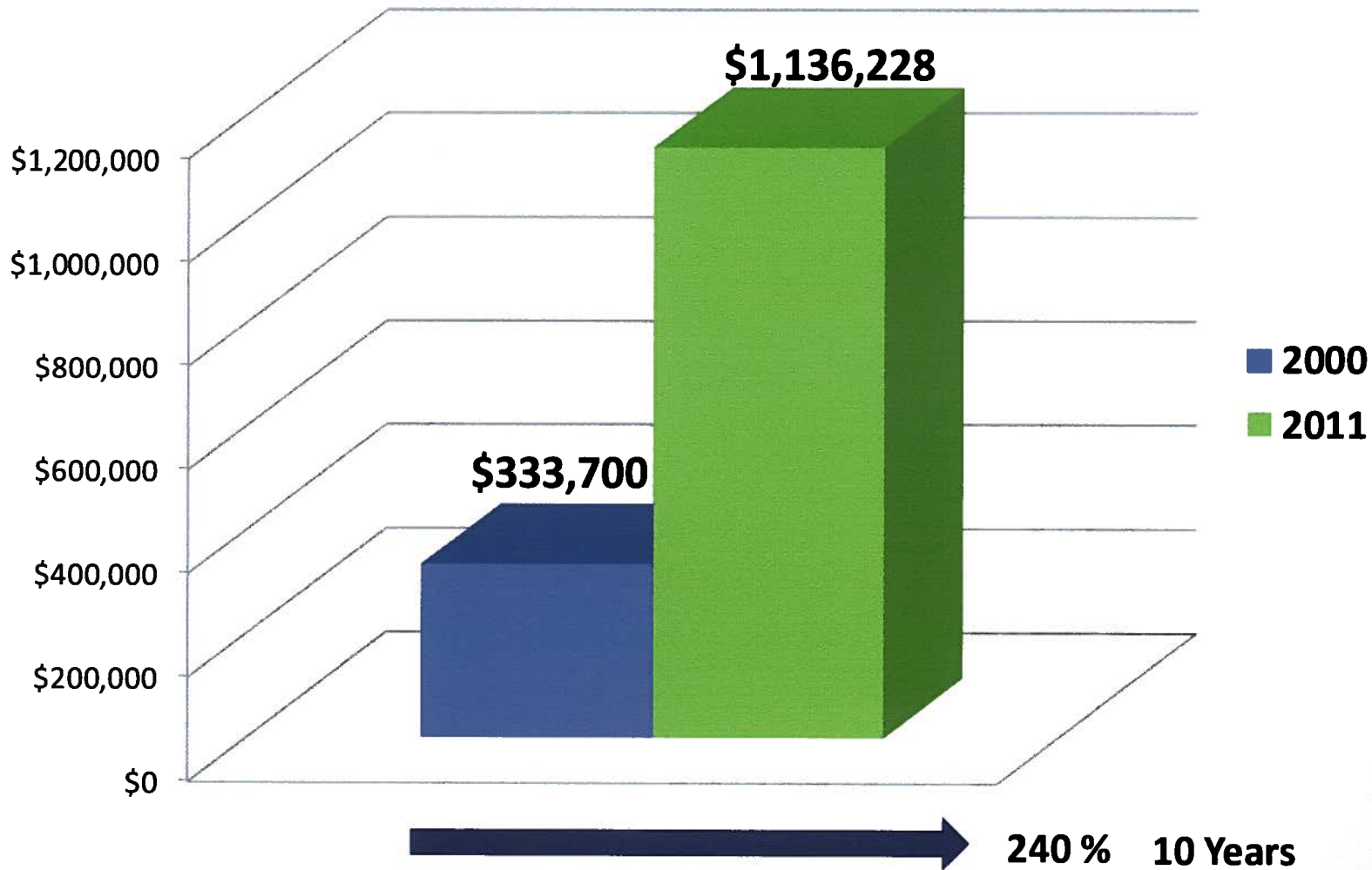
# Rent...



\*Average Rental Price



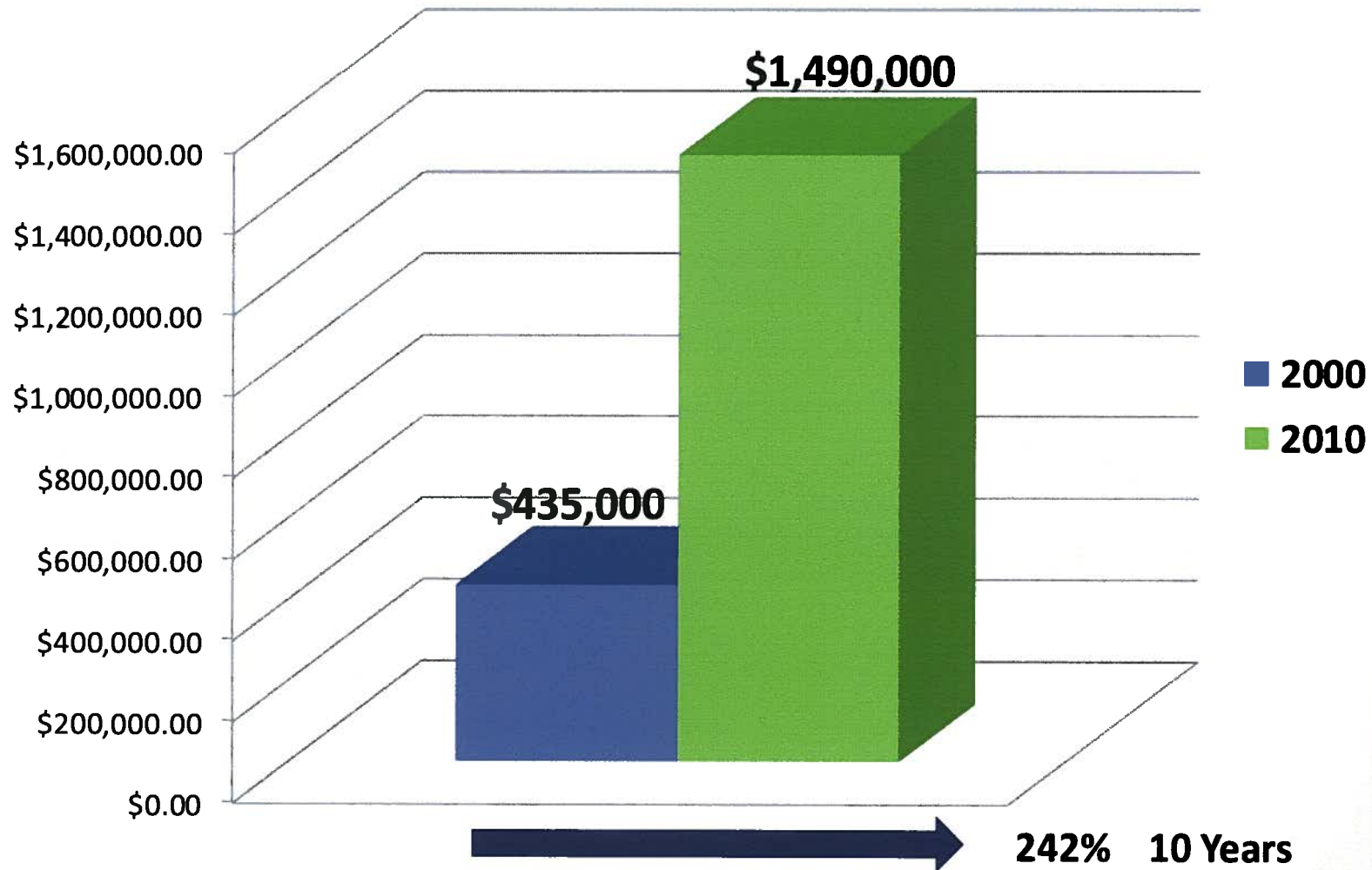
# Roseland (South Burlington)



**\*Average Sale Price**



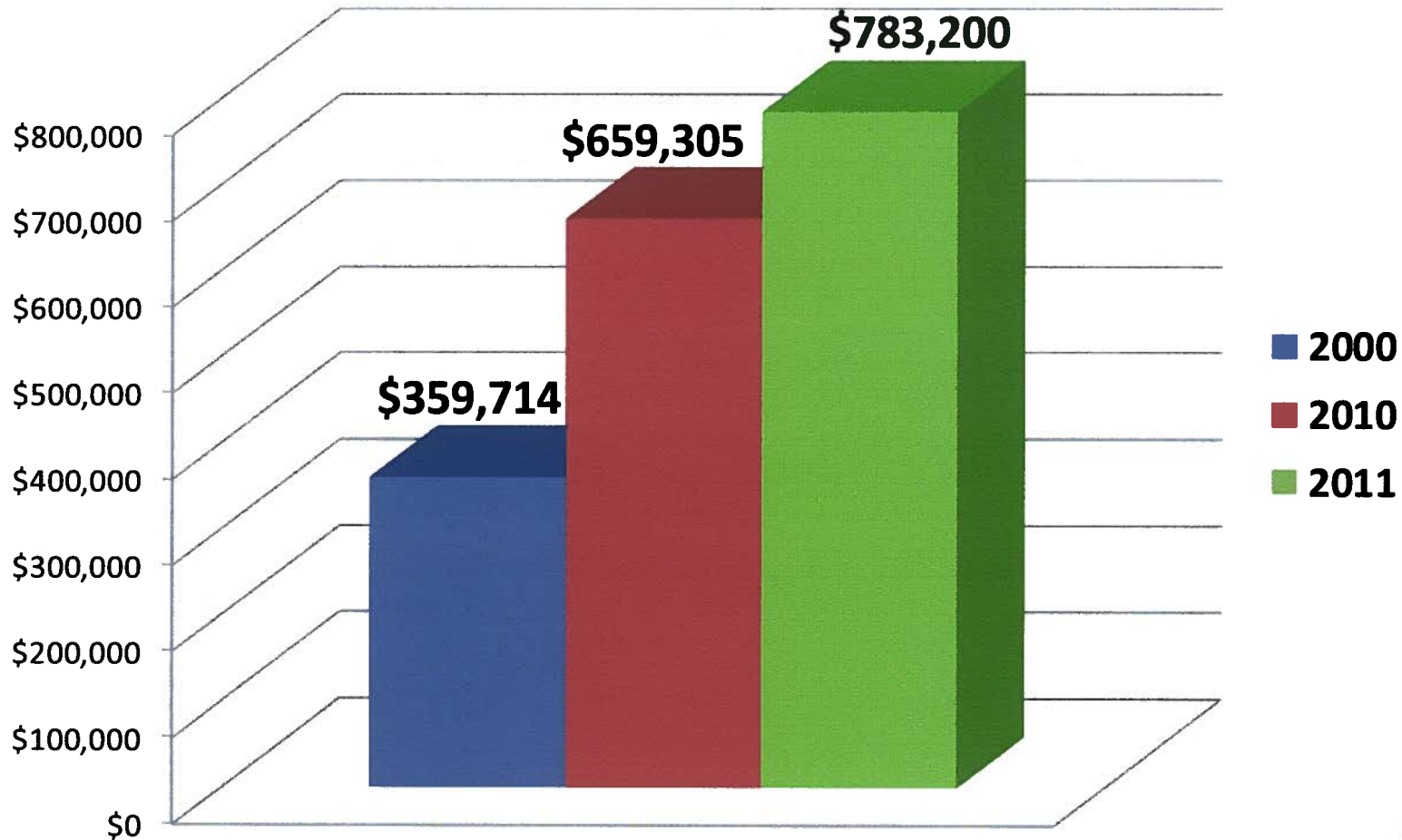
# Commercial (Burlington)



\*Average Sale Price



# Glen Abbey (Oakville)

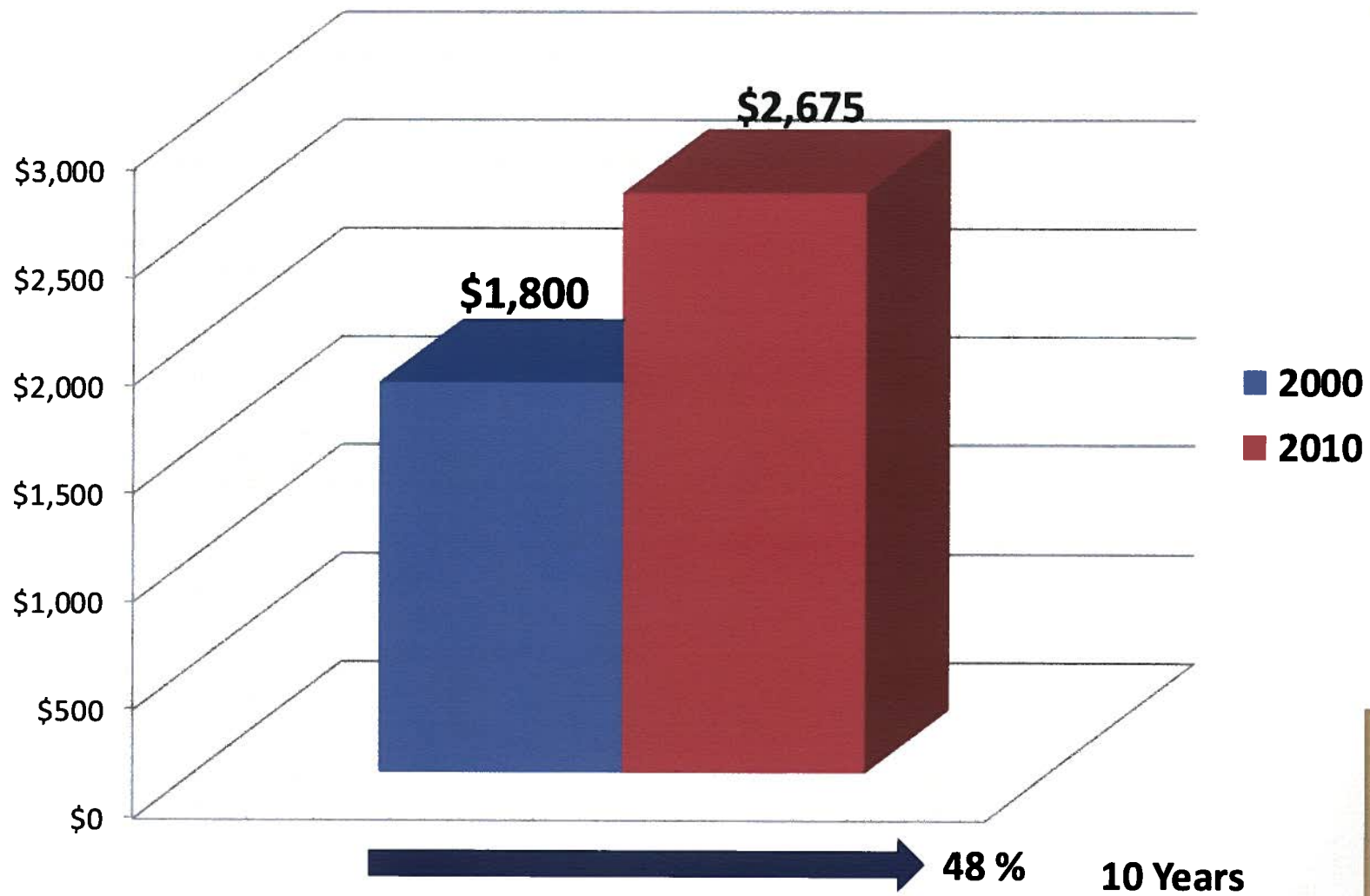


\*Average Sale Price

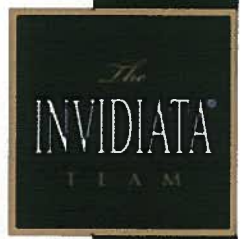
83 % 10 Years  
16 % 1 Year



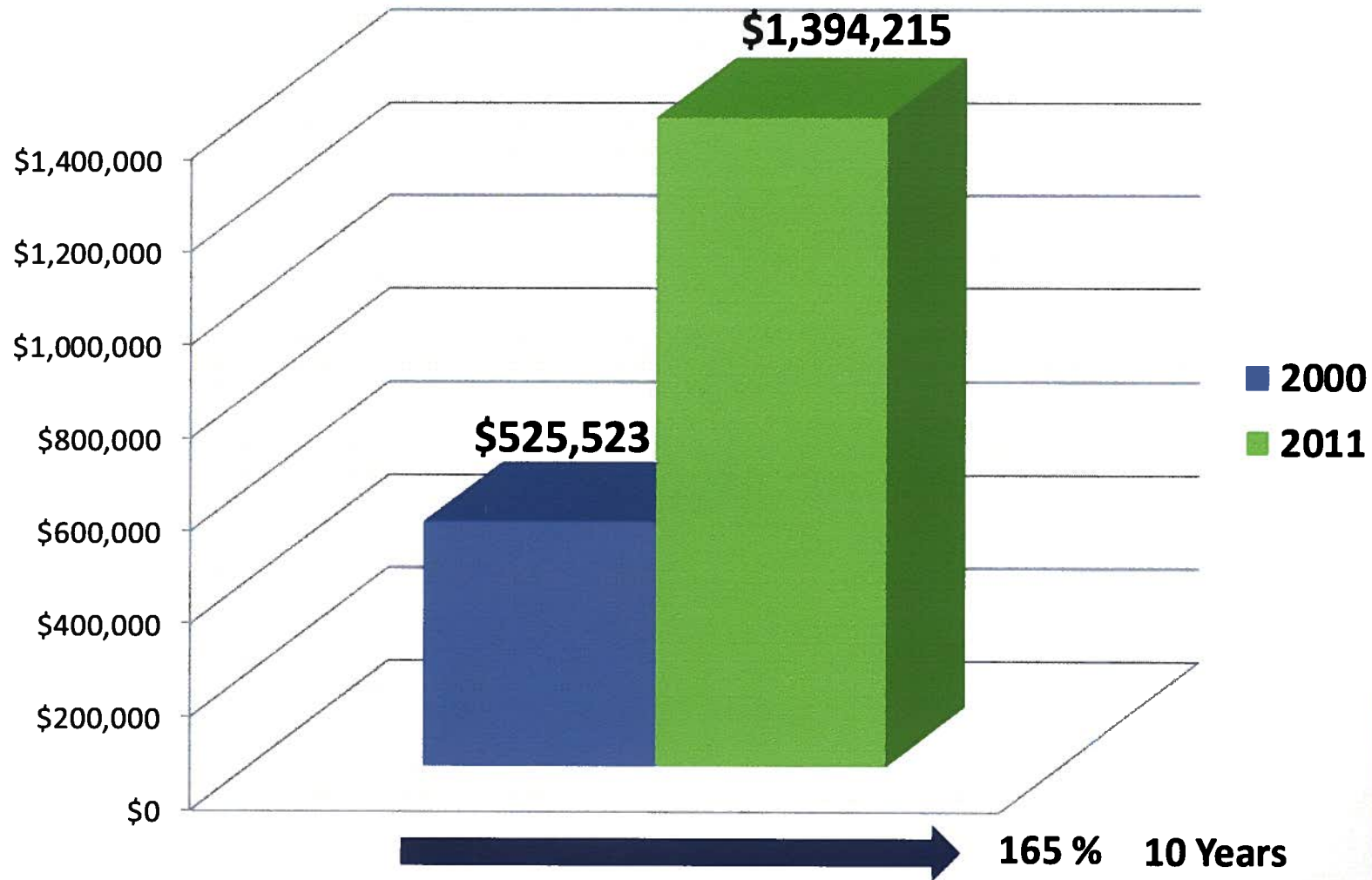
# Rent...



**\*Average Rental Price**



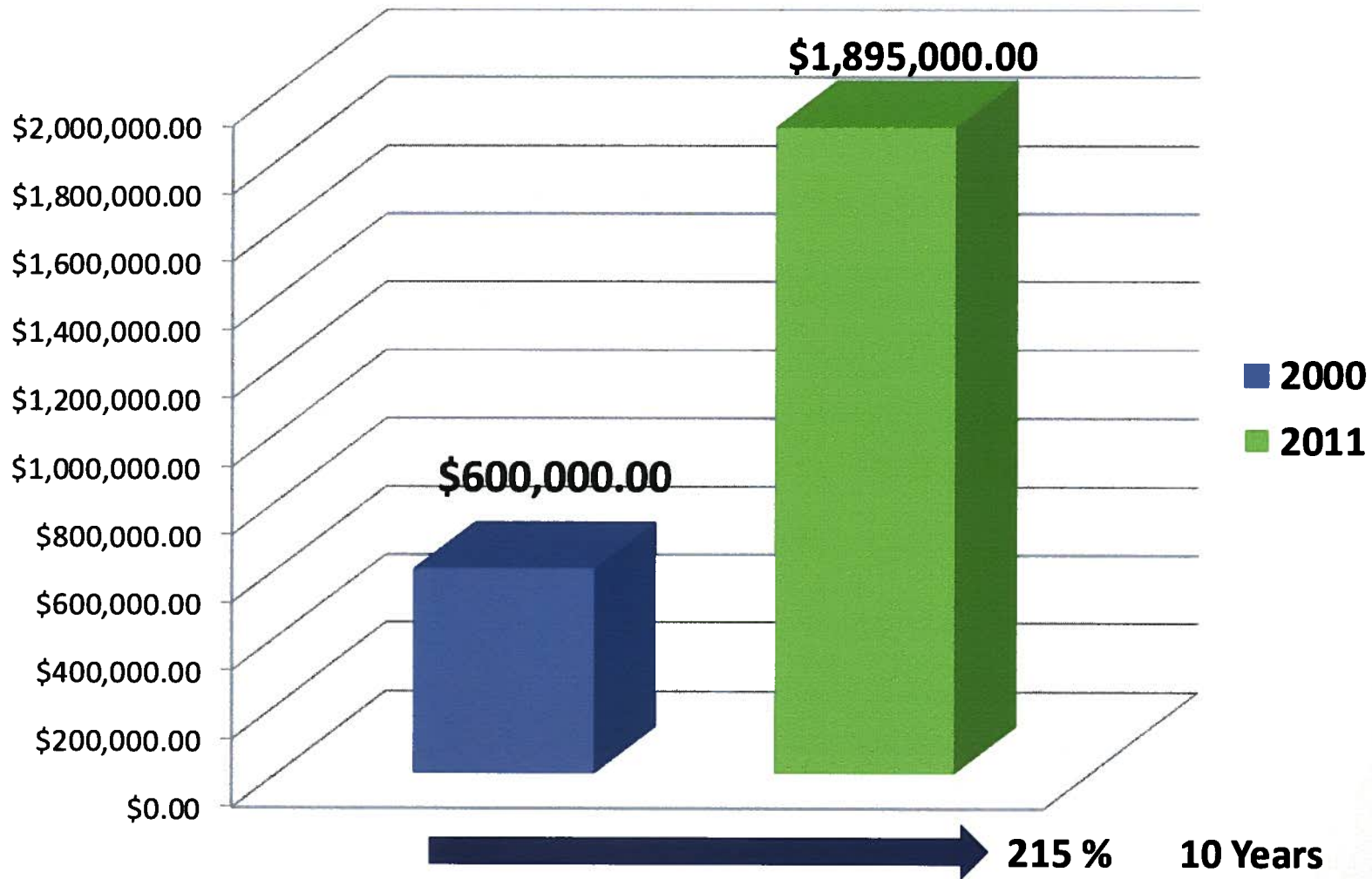
# South East Oakville



**\*Average Sale Price**



# Commercial (Oakville)



**\*Average Sale Price**

# Structure of Real Estate Investing

**Millcroft, Burlington Year: 2000 - Value: \$355,000**

Down Payment: 25% \$ 88,750.00

Mortgage (Variable 4.34%): 75% \$266,250.00

\*10 Year Average

Payment Per Month \$ 1,455.83

Taxes Per Month \$ 366.00

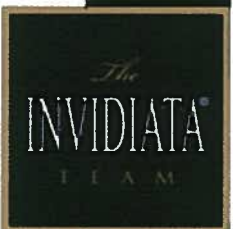
Maintenance Per Month \$ 200.00

Total Expenditure \$ 2,021.83

Mortgage Summary: \$266,250.00

Remaining Mortgage 10<sup>th</sup> year: \$192,355.52

Principal Paid Off: \$ 73,894.48



# Rental Income

Cash Flow:	Year 2000	\$ 2,200.00
Expenditures:		<u>\$ 2,021.83</u>
Positive Cash Flow:		<u>\$ 178.17</u>

## Cash Flow Statement:

Year 1	$\$2200 - 2021.83 = 178.17 \times 12 = \$ 2,138.04$
Year 2	...
Year 10	$\$2600 - 2021.83 = 578.17 \times 12 = \$ 6,938.04$

Surplus after 10 years: = \$46,453.32

# Bottom Line



**Millcroft, Burlington Year: 2000 - Value: \$355,000**

Current Market Value 2010 \$639,000.00

Rental Income Surplus: \$ 46,453.32

Minus: Remaining Mortgage \$192,355.52

Equity / Profit: \$88,750 (25% Equity) = \$493,097.80

**550% Profit in 10 years**

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# Bottom Line



**Glen Abbey, Oakville Year: 2000 – Value \$290,000**

Current Market Value 2010 \$740,000.00

Rental Income Surplus: \$ 25,992.81

Minus: Remaining Mortgage \$157,135.43

Equity / Profit: \$72,500 (25% Equity) = \$608,839.38

**840% Profit in 10 years**

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# Bottom Line



**527 Brant Street, Burlington Year: 2000**

**Value: \$435,000**

3,168 Sq. Ft. x Lease Rate: \$24.62/ Sq. Ft. = \$78,000/Month

3,168 Sq. Ft. x Lease Rate: \$32.10/ Sq. Ft. = \$101,692.80/Month

Current Market Value 2010	\$ 1,490,000.00
Rental Income Surplus	\$ 384,600.00
Minus: Remaining Mortgage	<u>\$ 232,441.59</u>
Equity / Profit \$108,750 (25% Equity) =	<u><u>\$ 1,642,158.41</u></u>

**1500% Profit in 10 years**

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# Bottom Line



**126 Lakeshore Road East, Oakville Year: 2000**

**Value: \$600,000**

Main: 1656 Sq. Ft. x Lease Rate: \$22.22/ Sq. Ft. = \$3,066.67/Month

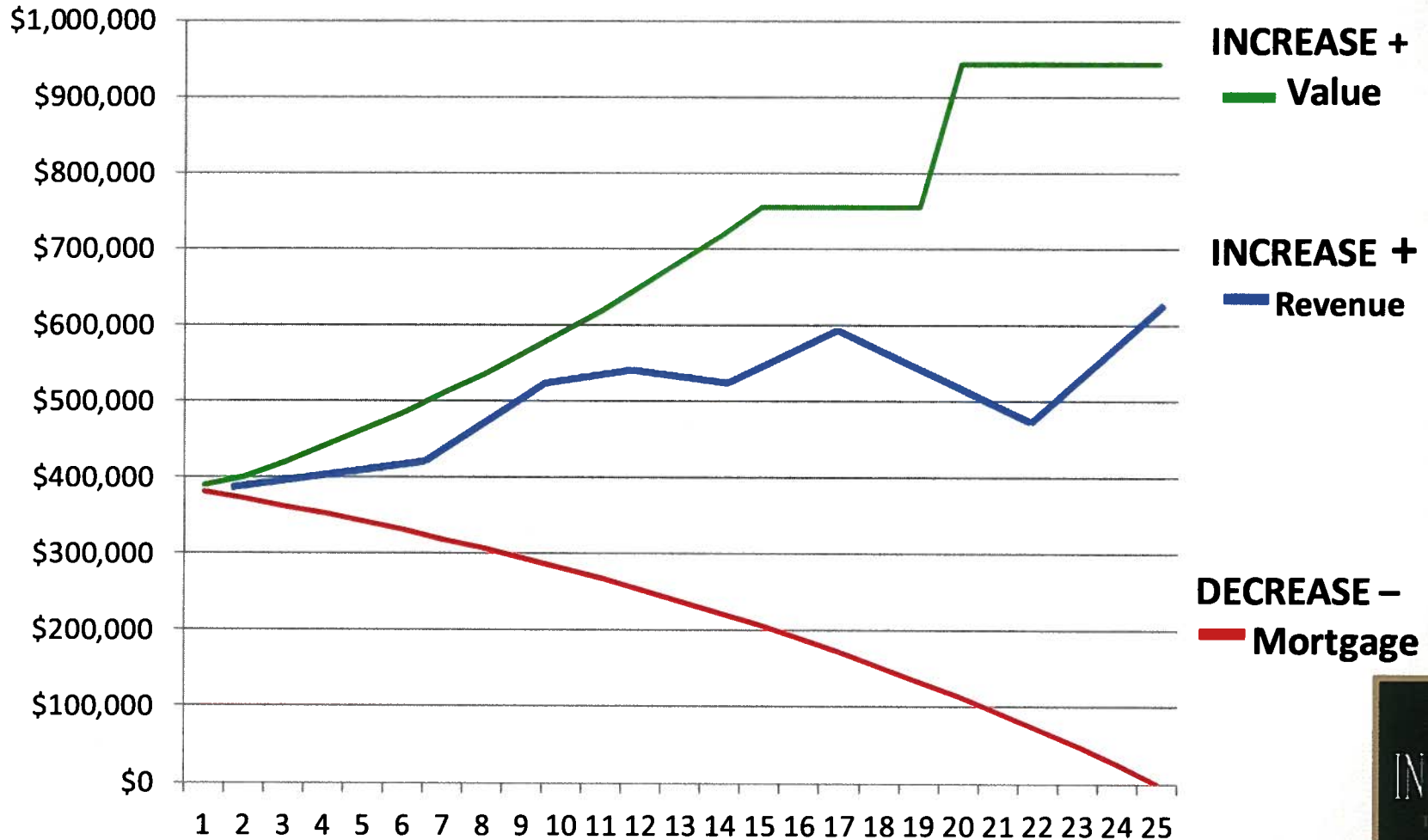
Upper: 1656 Sq. Ft. x Lease Rate: \$15.75/ Sq. Ft. = \$2,173.50/Month

Current Market Value 2010	\$ 1,895,000.00
Rental Income Surplus	\$ 376,779.88
Minus: Remaining Mortgage	<u>\$ 320,609.40</u>
Equity / Profit: \$150,000 (25% Equity) =	<u>\$ 1,951,170.04</u>

**1300% Profit in 10 years**



# Why Real Estate... Summary



# Circle of Trust... Get Advice

