



Address: Yaletown

Listing: \_\_\_\_\_

Purchase Price: \$570,000



**Key Points:**

1. Mortgage Payment range from \$1,098 to \$2,582
2. Income requirement range from \$7,246/year to \$31,251/year
3. Cashflow ranges from -\$446 to \$323.

**Considerations:**

1. Income qualification does not take into account other debts such as credit cards, car payments, line of credits etc.

**Income**

Rental Income	\$2,200
<b>Total</b>	<b>\$2,200</b>

**Expenses (excluding Mortgage)**

Taxes	\$158
Strata	\$300
Insurance	\$50
Heat	\$0
Hydro	\$50
Gas	\$0
Water	\$0
Property Management	\$0
Repairs	\$110
Vacancy	\$110
<b>Total</b>	<b>\$778</b>

**Notes**

Your Mortgage Broker  
**Robert Klein**  
 778 896 6732  
[robert@financialstuff.ca](mailto:robert@financialstuff.ca)



# MORTGAGE PAYMENTS

Purchase Price: \$570,000  
Yaletown

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## 1. With 5% Down, 25 Year Amortization

Property Price	\$570,000	5 Year Fixed	2.79%	\$2,582
Down Payment	\$28,500	3 Year Fixed	2.59%	\$2,526
CMHC Fees	\$16,815	1 Year Fixed	2.75%	\$2,571
Total Mortgage	\$558,315	Variable	2.6%	\$2,529

## 2. With 10% Down, 25 Year Amortization

Property Price	\$570,000	5 Year Fixed	2.79%	\$2,431
Down Payment	\$57,000	3 Year Fixed	2.59%	\$2,378
CMHC Fees	\$12,540	1 Year Fixed	2.75%	\$2,420
Total Mortgage	\$525,540	Variable	2.6%	\$2,380

## 3. With 20% Down, 30 Year Amortization

Property Price	\$570,000	5 Year Fixed	2.79%	\$1,867
Down Payment	\$114,000	3 Year Fixed	2.59%	\$1,820
CMHC Fees	\$0	1 Year Fixed	2.75%	\$1,858
Total Mortgage	\$456,000	Variable	2.6%	\$1,822

## 4. Unconventional: With 20% Down, Interest Only (can pay principal as option)

Property Price	\$570,000	Line of Credit	3.5%	\$1,330
Down Payment	\$114,000	Re Advancable	2.89%	\$1,098
CMHC Fees	\$0			
Total Mortgage	\$456,000			

# INCOME REQUIREMENT: PURCHASE AS A RENTAL



Purchase Price: \$570,000  
Yaletown

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## Rental Income: \$2,200

When you purchase a property as a rental, the bank will view the property's income as payment for its own mortgage and taxes. If the rental income does not cover all of the property expenses, your income will subsidize the rest.

### 1. With 20% Down, 30 Year Amortization

				Income Subsidize	
				Great Credit	Good Credit
Property Price	\$570,000	5 Year Fixed	2.79%	\$7,246	\$9,110
Down Payment	\$114,000	3 Year Fixed	2.59%	\$24,858	\$31,251
CMHC Fees	\$0	1 Year Fixed	2.75%	\$24,858	\$31,251
Total Mortgage	\$456,000	Variable	2.6%	\$24,858	\$31,251

### 2. Unconventional: With 20% Down, Interest Only (can pay principal as option)

Property Price	\$570,000	Line of Credit	3.5%	\$24,858	\$31,251
Down Payment	\$114,000	Re Advancable	2.89%	\$24,858	\$31,251
CMHC Fees	\$0				
Total Mortgage	\$456,000				



Mortgage Broker: **Robert Klein**  
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Rates are subject to purchaser & property qualification and can change without notice. O.A.C., E & O.E.  
Line of credit and re-advanceable are based on interest only payments. Assumes no other debt or ownership of other real estate.



# RENTAL PROPERTY ANALYSIS

Purchase Price: \$570,000  
Yaletown

Robert Klein

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<b>Financing Type:</b>	<b>5 Year Fixed</b>	<b>Variable Mortgage</b>	<b>Line of Credit</b>	<b>Re Advancable</b>
Interest Rate	2.79%	2.6%	3.5%	2.89%
Minimum Down Payment	20%	20%	20%	20%
<b>Income</b>				
Rental Income	\$2,200	\$2,200	\$2,200	\$2,200
<b>Total Income</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,200</b>
<b>Expenses</b>				
Mortgage	\$1,867	\$1,822	\$1,330	\$1,098
Taxes	\$158	\$158	\$158	\$158
Strata	\$300	\$300	\$300	\$300
Insurance	\$50	\$50	\$50	\$50
Heat	\$0	\$0	\$0	\$0
Hydro	\$50	\$50	\$50	\$50
Gas	\$0	\$0	\$0	\$0
Water	\$0	\$0	\$0	\$0
Property Management	\$0	\$0	\$0	\$0
Repairs	\$110	\$110	\$110	\$110
Vacancy	\$110	\$110	\$110	\$110
<b>Total Expense</b>	<b>\$2,646</b>	<b>\$2,601</b>	<b>\$2,108</b>	<b>\$1,877</b>
<b>Cashflow</b>	<b>-\$446</b>	<b>-\$401</b>	<b>\$92</b>	<b>\$323</b>