

CONSERVATIVE CASH FLOW**TOTAL**

* MAIN HOUSE	\$ 78,000.00	\$6,500 p/m
SUITE RENTAL	\$ 23,400.00	\$1,950 p/m
GARAGE 1 INCOME	\$ 3,600.00	\$300 p/m
GARAGE 2 INCOME	\$ 3,600.00	\$300 p/m
GARAGE 3 INCOME	\$ 3,600.00	\$300 p/m
TOTAL HOME INCOME:	\$ 112,200.00	

FIXED YEARLY EXPENSES

PROPERTY TAX	\$ 7,959.00
HOME MAINTENANCE	\$ 1,200.00
LAWN	\$ 1,260.00
UTILITIES - GAS	\$ 1,200.00
UTILITIES - HYDRO	\$ 2,400.00

FIXED TOTAL EXPENSES PERSONAL \$ 14,019.00

* Assume a conservative long term family rental to a local

NET \$ 98,181.00

MIXED RENTAL MARKET ACTORS / AIRBNB**TOTAL**

** MAIN HOUSE	\$130,000.00	\$10,833 p/m
SUITE RENTAL	\$ 23,400.00	\$1,950 p/m
GARAGE 1 INCOME	\$ 3,600.00	\$300 p/m
GARAGE 2 INCOME	\$ 3,600.00	\$300 p/m
GARAGE 3 INCOME	\$ 3,600.00	\$300 p/m
TOTAL HOME INCOME:	\$ 164,200.00	

FIXED YEARLY EXPENSES

PROPERTY TAX	\$ 7,956.00
HOME MAINTENANCE	\$ 1,200.00
LAWN	\$ 1,260.00
UTILITIES - GAS	\$ 1,200.00
UTILITIES - HYDRO	\$ 2,400.00

FIXED TOTAL EXPENSES PERSONAL \$ 14,016.00

** AirBnb Summer income, plus actors or corp rentals other months at premium; this is a four year historical actual

NET \$ 150,184.00

NOTES

Property manager fee's are covered via AirBnb fee collection, so net \$0 expense
 Suite tenant is long term, solid income and low maintenance
 Garages are long term, no turn over, high demand asset