

Luxury Townhome Long Term & Short Term Rental Opportunity

Westmin 795 - Penticton, BC



FEATURES:

- Luxury Townhome in popular vacation hotspot
 - Long Term Rental Opportunity (9 months)
 - Short Term Rental Opportunity (Summer Months)
- 3 Storey's of living space & beautiful outdoor lounge
- Attached Garage
- Low Maintenance Living
- Professionally curated interior design packages
- Stylish exteriors with low maintenance materials
- New Construction with New Home Warranty

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Luxury Townhome

Long Term & Short Term Rental Opportunity

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Assumptions: 5.0% Market Growth, 3.0% Vacancy Rate

Total Investment		
Purchase Price		\$835,800
Down Payment	20%	\$167,160
Legal		\$1500
Total Investment		\$837,300

Revenue (Rent)		
	Monthly	Annual
Long Term Rental (9 months)	\$4,500	\$40,500
Short Term Rental (3 Months)	\$6,300	\$18,900
*\$350/night at 70% Occupancy		
Vacancy Loss		(\$1,887)
Total		\$57,513

Expenses			
		Monthly	Annual
Mortgage		\$3,771	\$45,252
Property Tax		\$205	\$2,460
Insurance		\$40	\$480
Condo Fees		\$482	\$5784
Utilities		\$235	\$2,820
Property Management	8%	\$420	\$5,040
Total		\$5,153	\$61,836

Mortgage Terms	
Amortization	30
Rate	5.50%
Term	5 Year Fixed
Payment	\$3,771

ROI Analysis - Year 1	
	Annual
Principal Recapture	\$9,110
Cash Flow	(\$813)
Total ROI	\$8,297

ROI Analysis - Year 5

Market Growth (5%)	\$230,915
Principal Recapture	\$50,921
Cash Flow	(\$4,065)
Total ROI	\$277,771

CONTACT

Jennifer Dechaine | jdechaine@cantiro.ca

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