

# Pinnacle Pointe Condos at Quail Ridge

E.g.: Unit 2103-1873 Country Club Dr., Kelowna, BC

List Price	\$279,900
Down Payment	79,900
Mtg	200,000 @ 4.7% 5 years

## Projected Income from rentals

Sept-Apr.	Monthly Rental @ \$1700/Mo.	\$13,600 yr.
May-Aug	Short term rentals @ \$3450 mo.	<u>13,800 yr.</u>
		\$27,400 yr.

## Projected Expenses

\$200,000 mtg	\$1400 mo.	\$16,800 yr.
Taxes	200 mo.	2,400 yr.
Strata (condo) fees	195 mo.	<u>2,340 yr.</u>
		\$21,540 yr.

Cash flow	\$ 5,860 yr.
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<b><u>Return on Investment</u></b>	<b><u>7.33%</u></b>
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Notes: Monthly rental has no vacancy allowance since unit is near UBCO and in great demand.  
Short term rental is net of 25% vacancy and 40% management fee.  
Prepared from sources believed to be reliable, but not guaranteed. E & O.E.