

Excellent Cash Flow Deals

These are excellent cash flowing properties in great rental neighborhoods.



Asking Price: \$65,000

The Terms: 8% interest, 30-year amortization, 3-year balloon, \$10k down payment

The Numbers:

Down payment: \$10,000

Loan amount: \$55,000

Interest: 8%

Amortization: 30 years

Taxes (2008): \$674.52 per year

Insurance (2008): \$367.24 per year

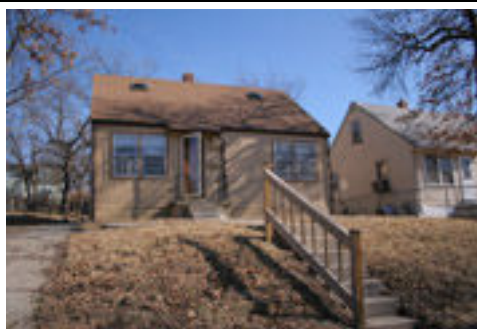
Monthly gross rent: \$750

Monthly mortgage payments (PITI):
\$490.38

Current property management fees
(10%): \$75 per month

Cash Flow: \$184.62 per month

Cap Rate: 22.15%



Asking Price: \$60,000

The Terms: 8% interest, 30-year amortization, 3-year balloon, \$10k down payment

The Numbers:

Down payment: \$10,000

Loan amount: \$50,000

Interest: 8%

Amortization: 30 years

Taxes (2008): \$464.07 per year

Insurance (2008): \$367.24 per year

Monthly gross rent: \$725

Monthly mortgage payments (PITI):
\$436.16

Current property management fees
(10%): \$72.50 per month

Cash Flow: \$216.34 per month

Cap Rate: 26%

All properties are rehabbed and rented on a one year lease.

For more information, please contact Jordan Lin or Jenny Chen

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Great Appreciation Potential Plus Positive Cash Flow

EXCELLENT LOCATIONS! These properties have very high appreciation potentials. They are located in an up and coming neighborhood near two prestigious college and university. The houses across the street are at least double of our asking prices.



Asking Price: \$120,000
The Terms: 8% interest, 30-year amortization, 3-year balloon, \$15k down

The Numbers:

Down payment: \$15,000
 Loan amount: \$105,000
 Interest: 8%
 Amortization: 30 years
 Taxes (2008): \$991.79 per year
 Insurance (2008): \$507.48 per year
 Monthly gross rent: \$1225
 Monthly mortgage payments (PITI): \$895.39
 Current property management fees (10%): \$122.50 per month

Cash Flow: \$207.11 per month
Cap Rate: 16.57%



Asking Price: \$75,000
The Terms: 8% interest, 30-year amortization, 3-year balloon, \$15k down

The Numbers:

Down payment: \$15,000
 Loan amount: \$60,000
 Interest: 8%
 Amortization: 30 years
 Taxes (2008): \$698.70 per year
 Insurance (2008): \$372.24 per year
 Monthly gross rent: \$613
 Monthly mortgage payments (PITI): \$529.50
 Current property management fees (10%): \$61.3 per month

Cash Flow: \$22.20 per month
Cap Rate: 1.8% (11.64% potential*)

**Excellent location, house can be easily converted into a 3 bedroom house which will increase the rent to \$750-800/month.*

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