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64|OAK

COMPLETED CONCRETE RESIDENCES
8030 OAK STREET, VANCOUVER

A FIRST LOOK AT INVESTING HERE

WEST SIDE · SOUTH OAK

You put in the down payment. Your tenant buys the condo.

A completed West Side concrete home you can rent the week you close. The rent covers the mortgage — so every month your loan shrinks and your equity grows, largely on someone else's dime.

01 YOUR MONEY IN

$268,516

The cash you bring to buy a completed $639,800 home. A 35-year mortgage covers the rest.

02 YOUR TENANT PAYS

$2,400 / mo

Rent covers the mortgage, strata, taxes and insurance — with cash still left over each month.

03 YOU COME OUT AHEAD

+$12,614 / yr

$4,308 in your pocket, plus $8,306 of the mortgage paid down. That equity is yours.

YOUR YEAR-ONE GAIN

+$12,614

ON $268,516 INVESTED · PLAN K1

$4,308 cash | **$8,306 equity you own**

Two-thirds of your return is your mortgage being paid down — wealth you keep, not income you spend.

EVERY PLAN, SAME MATH

Sorted by year-one return

PLAN	PRICE	YOUR MONEY IN	RENT / MO	YEAR-ONE GAIN	RETURN ON CASH
Plan K1 K306 · 501 SF	$639,800	$268,516	$2,400	+$12,614	**4.7%**
Plan F K403 · 582 SF	$649,800	$272,716	$2,450	+$12,480	**4.6%**
Plan K K205 · 501 SF	$669,800	$281,116	$2,400	+$12,139	**4.3%**
Plan G K304 · 573 SF	$688,800	$289,096	$2,450	+$11,921	**4.1%**
Plan L K307 · 582 SF	$698,800	$293,296	$2,450	+$11,705	**4.0%**

WHAT WE ASSUMED — EVERY NUMBER, PRINTED

1.99% rate · 3-yr fixed	**35%** down · 65% LTV	**35 yr** amortization	**4%** vacancy	**6%** management
Strata **$0.53**/sf/mo	Insurance **$40**/mo	Property tax **0.30%**/yr	Renewal **3.65%** · yr 4	GST + PTT **paid in full**

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