

TWIN LAKES



KONA REAL ESTATE GROUP



4090 SQFT



8 BEDS



4 BATHS



**BUILDING YOU A PATH
TO HOMEOWNERSHIP**



250-794-5966 (ext.2)



sales@konagroup.ca



www.konagroup.ca

TWIN LAKES



UPPER UNIT



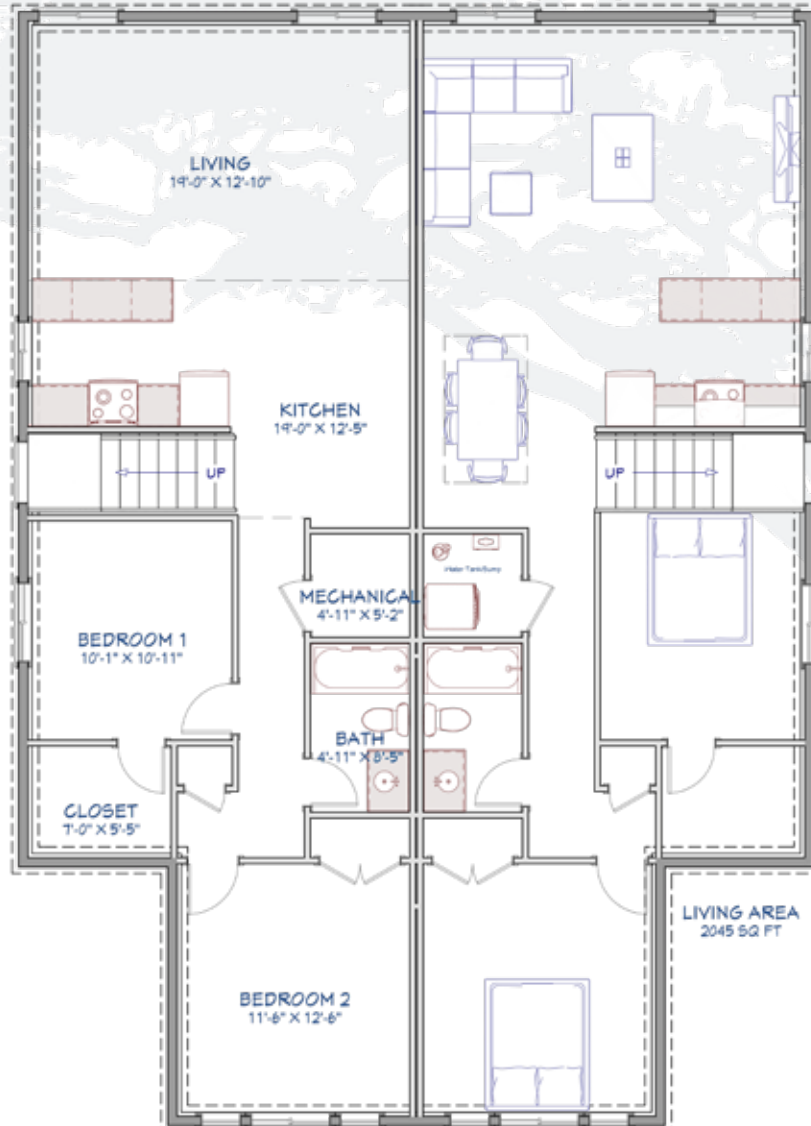
2045 SQFT



4 BEDS



2 BATHS



Renderings and plans are to be used as a reference, final product appearance is subject to change as per builder's and client's selections.
Pricing is subject to change without notice.

TWIN LAKES



BASEMENT LEVEL



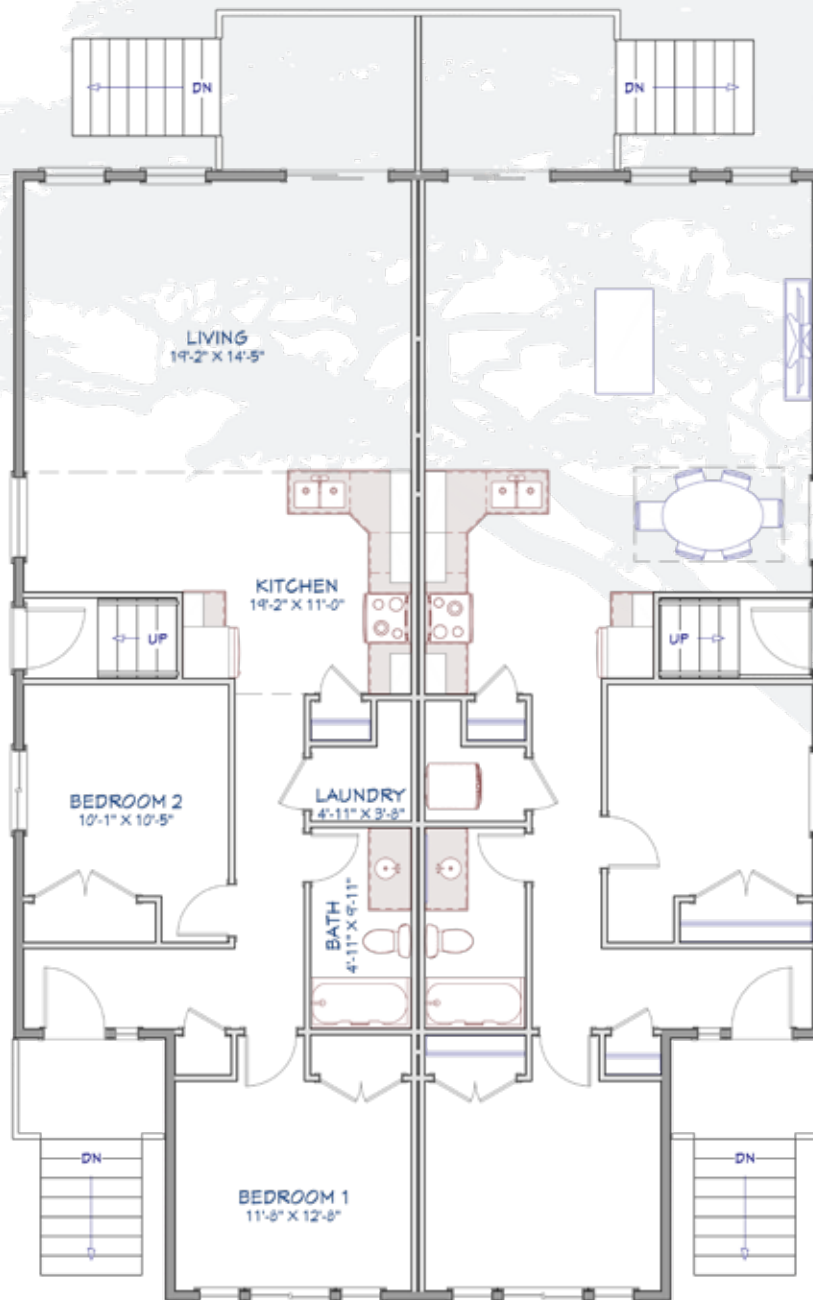
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RENT ROLL

Based on build completed in 2025. Expenses are subject to change.

UNIT	MONTHLY RENT	ANNUAL RENT	% OF TOTAL REVENUE
UPPER A	\$2050.00	\$24,600.00	26.97%
LOWER A	\$1750.00	\$21,000.00	23.03%
UPPER B	\$2050.00	\$24,600.00	26.97%
LOWER B	\$1750.00	\$21,000.00	23.03%
TOTAL	\$7600.00	\$91,200.00	100.00%

INCOME & EXPENSES STATEMENT

REVENUE

RENT.....	\$91,200.00
GROSS INCOME	\$91,200.00
TOTAL	\$91,200.00

ANNUAL EXPENSES

Licenses and Permits	\$0.00
Property Tax	\$6,893.00
Management Fees (10%)	\$9120.00
Lawn and Grounds Maintenance	\$700.00
Building Repairs/Maintenance	\$0.00
Maintenance Supplies	\$0.00
BC Hydro.....	\$0.00
Rental Insurance.....	\$3,200.00
TOTAL EXPENSES	\$10,793.00

NET INCOME	\$80,407.00
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Cap Rate	10.00%
Price Per Unit.....	\$209,750.00
Asking Price	\$839,000.00



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Luxury Home Sales and Leasing

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