

### KONA REAL ESTATE GROUP

1162 SQFT

₽ 8 BEDS

→ 4 BATHS



#### **BUILDING YOU A PATH** TO HOMEOWNERSHIP





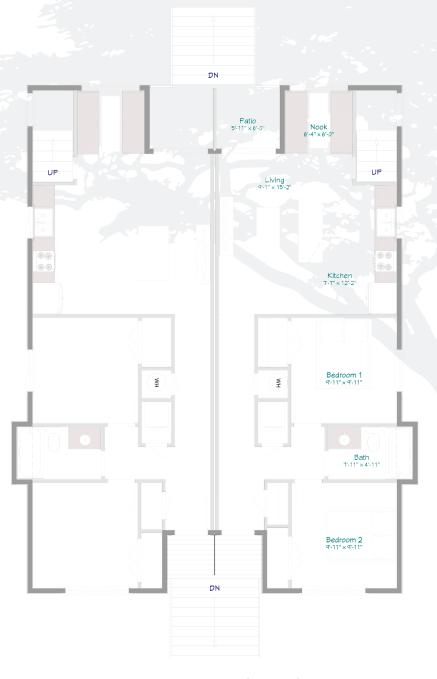






#### UPPER UNIT





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.



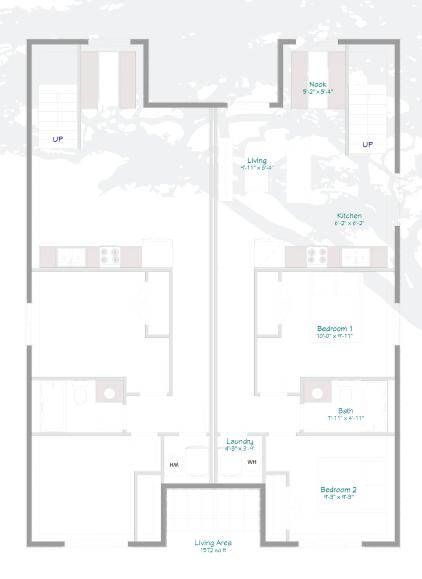
#### BASEMENT LEVEL

1

1572 SQFT

₽ 4 BEDS





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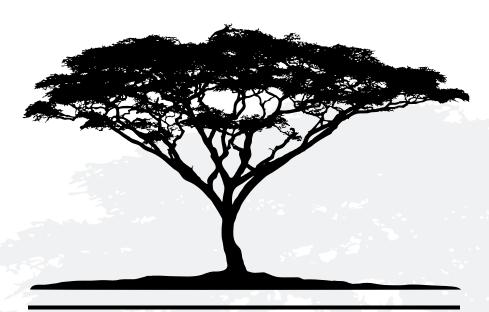
#### RENT ROLL

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

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

### 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
Cap Rate	10.00%
Price Per Unit	\$206,250.00
Asking Price	\$799,000.00



# KONA REAL ESTATE

Luxury Home Sales and Leasing

#### GET IN TOUCH TO LEARN MORE



250-794-5966 (ext.2)