

Scenario High Monthly rent / m² (USD) \$21 Gross rental estimates

Total investment

\$1,613,980

Annual rental income

\$178,315

Annual rental ROI

11.0%

Selected area (m²)

707.6

Monthly rental income

\$14,860

Simple payback (years)

9.1

Property selection

Quantity	Property type	Area / unit (m ²)	Price / m ²	Renovation / m ²	Selected area (m ²)	Purchase value	Renovation cost	Total investment	Annual rent
1	Whole floor (max. 3)	488.8	\$2,100	\$150	488.8	\$1,026,480	\$73,320	\$1,099,800	\$123,178
1	Half floor (max. 7)	218.8	\$2,200	\$150	218.8	\$481,360	\$32,820	\$514,180	\$55,138

Total investment = purchase value + renovation. Annual ROI = annual rent ÷ total investment.

Simple payback = total investment ÷ annual rent. This is the years-to-recovery measure from the source.

Gross estimates at full occupancy and constant rent. Excludes vacancy, taxes, operating costs, financing and other fees.