

PORTFOLIO ANALYSIS

(Example) On annual basis

Property: Name & Address	# Units	Est. Market Value	O/S Loan Bal.	LTV	Effective Gross Income	Operating Expenses	Operating Expense Ratio	NOI	Mortgage Payments (P & I)	Cash flow	DCR
Doobie Place: 56 St. , Edmonton, AB	15	\$1 425 000	\$1 026 900	72,06%	\$157 322	\$60 245	38,29%	\$97 077	\$75 463	\$21 614	1,29
Kootenay Apts, 1st St, Kelowna	18	\$1 800 000	\$1 440 000	80,00%	\$186 000	\$71 972	38,69%	\$114 028	\$78 845	\$35 183	1,45
Landsdowne Court, 17Ave. NW, Calgary	22	\$2 530 000	\$2 000 000	79,05%	\$262 042	\$98 547	37,61%	\$163 495	\$132 901	\$30 594	1,23
Total / Average	55	\$5 755 000	\$4 466 900	77,04%	\$605 364	\$230 764	38,12%	\$374 600	\$287 209	\$87 391	1,32
NEW PROPERTY	24	\$2 340 000	\$1 834 200	78,38%	\$246 240	\$97 264	39,50%	\$148 976	\$110 623	\$38 353	1,35
TOTAL / AVERAGE	79	\$8 095 000	\$6 301 100	77,37%	\$851 604	\$328 028	38,52%	\$523 576	\$397 832	\$125 744	1,33

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