

Property Report



Hermitage

4684 126 AV
Edmonton, Alberta T5A 4K9
Canada

Presented by:

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Glenn Simon Inc.

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Overview

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Purchase Info

Square Feet	1,400
Purchase Price	\$239,000
Initial Cash Invested	\$50,000

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,103	\$13,231
Cash Flow	\$83	\$999

Financial Metrics

Cap Rate (Purchase Price)	5.5%
Cash on Cash Return (Year 1)	2.0%
Internal Rate of Return (Year 10)	15.2%
Sale Price (Year 10)	\$321,196



4 bedroom 2.5 bath on three finished floors. Comes complete with fireplace, city glimpses, back yard, attached garage AND no condo fees! Awesome North East Edmonton location.



Purchase Analysis

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Purchase Info	
Purchase Price	\$239,000
- First Mortgage	(\$191,200)
- Second Mortgage	(\$0)
= Downpayment	\$47,800
+ Buying Costs	\$2,200
+ Initial Improvements	\$0
= Initial Cash Invested	\$50,000
Square Feet	1,400
Cost per Square Foot	\$171
Monthly Rent per Square Foot	\$1.10

Mortgages	First	Second
Loan-To-Value Ratio	80%	0%
Loan Amount	\$191,200	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4.99%	
Payment	\$1,019.28	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	12.9
Operating Expense Ratio	24.1%
Debt Coverage Ratio	1.08
Cap Rate (Purchase Price)	5.5%
Cash on Cash Return	2.0%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	6.0%
Income Inflation Rate	2.0%
Expense Inflation Rate	2.0%
LTV for Refinance	80.0%
Selling Costs	\$0

Income	Monthly	Annual
Gross Rent	\$1,545	\$18,540
Vacancy Loss	(\$93)	(\$1,112)
Operating Income	\$1,452	\$17,428

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (7%)	(\$105)	(\$1,255)
Insurance (3%)	(\$46)	(\$552)
Taxes (14%)	(\$199)	(\$2,390)
Operating Expenses (24%)	(\$350)	(\$4,197)

Net Performance	Monthly	Annual
Net Operating Income	\$1,103	\$13,231
- Mortgage Payments	(\$1,019)	(\$12,231)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$83	\$999

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$18,540	\$18,911	\$19,289	\$20,068	\$22,157	\$27,009	\$32,924
Vacancy Loss	(\$1,112)	(\$1,135)	(\$1,157)	(\$1,204)	(\$1,329)	(\$1,621)	(\$1,975)
Operating Income	\$17,428	\$17,776	\$18,132	\$18,864	\$20,828	\$25,389	\$30,949

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	(\$1,255)	(\$1,280)	(\$1,305)	(\$1,358)	(\$1,500)	(\$1,828)	(\$2,228)
Insurance	(\$552)	(\$563)	(\$574)	(\$598)	(\$660)	(\$804)	(\$980)
Taxes	(\$2,390)	(\$2,438)	(\$2,487)	(\$2,587)	(\$2,856)	(\$3,482)	(\$4,244)
Operating Expenses	(\$4,197)	(\$4,281)	(\$4,366)	(\$4,543)	(\$5,016)	(\$6,114)	(\$7,453)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$13,231	\$13,495	\$13,765	\$14,321	\$15,812	\$19,275	\$23,496
- Mortgage Payments	(\$12,231)	(\$12,231)	(\$12,231)	(\$12,231)	(\$12,231)	(\$12,231)	(\$12,228)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$999	\$1,264	\$1,534	\$2,090	\$3,581	\$7,043	\$11,268
Cap Rate (Purchase Price)	5.5%	5.6%	5.8%	6.0%	6.6%	8.1%	9.8%
Cap Rate (Market Value)	5.4%	5.3%	5.3%	5.2%	4.9%	4.5%	4.1%
Cash on Cash Return	2.0%	2.5%	3.1%	4.2%	7.2%	14.1%	22.5%
Return on Equity	1.7%	1.9%	1.9%	2.1%	2.2%	2.1%	1.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$246,170	\$253,555	\$261,162	\$277,067	\$321,196	\$431,661	\$580,116
- Loan Balance	(\$188,348)	(\$185,352)	(\$182,204)	(\$175,424)	(\$155,238)	(\$96,368)	(\$0)
= Equity	\$57,822	\$68,204	\$78,958	\$101,643	\$165,958	\$335,293	\$580,116
Loan-to-Value Ratio	76.5%	73.1%	69.8%	63.3%	48.3%	22.3%	0.0%
Potential Cash-Out Refi	\$8,588	\$17,493	\$26,726	\$46,230	\$101,719	\$248,961	\$464,093

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$57,822	\$68,204	\$78,958	\$101,643	\$165,958	\$335,293	\$580,116
- Selling Costs	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Proceeds After Sale	\$57,822	\$68,204	\$78,958	\$101,643	\$165,958	\$335,293	\$580,116
+ Cumulative Cash Flow	\$999	\$2,264	\$3,797	\$7,697	\$22,560	\$76,847	\$169,812
- Initial Cash Invested	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
= Net Profit	\$8,822	\$20,467	\$32,755	\$59,340	\$138,518	\$362,139	\$699,927
Internal Rate of Return	17.6%	18.9%	18.6%	17.5%	15.2%	12.7%	11.4%
Return on Investment	18%	41%	66%	119%	277%	724%	1,400%

Graphs

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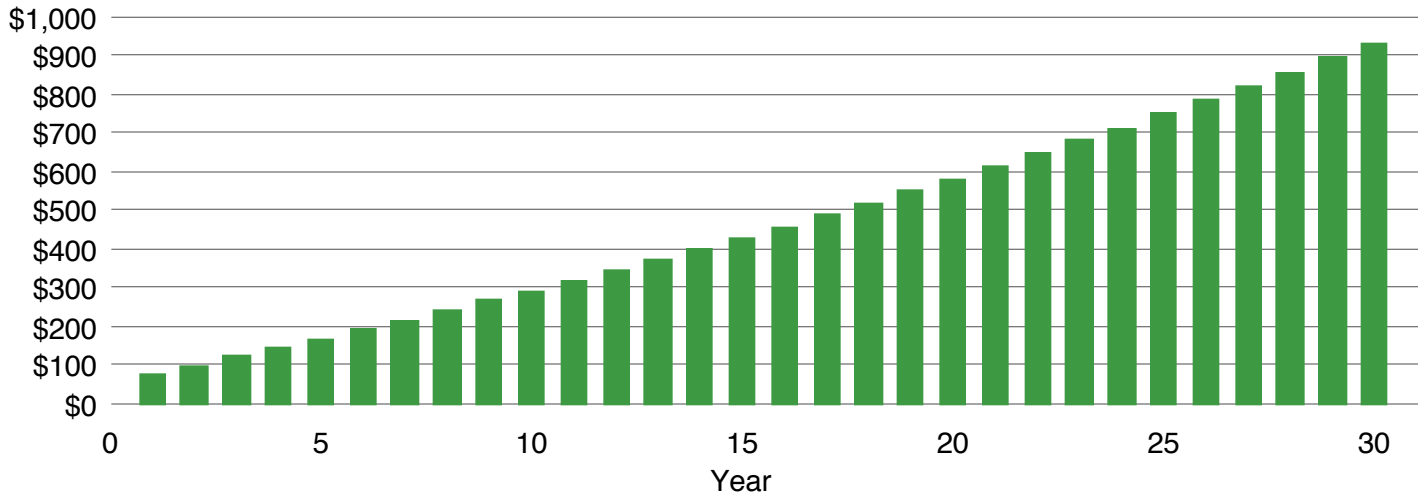
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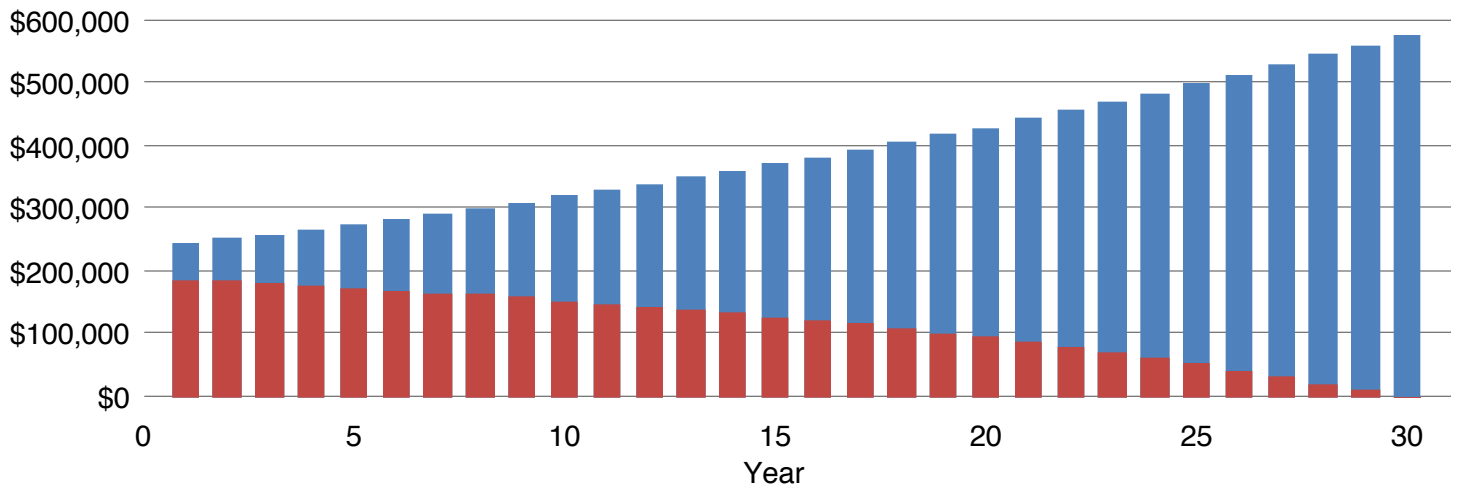
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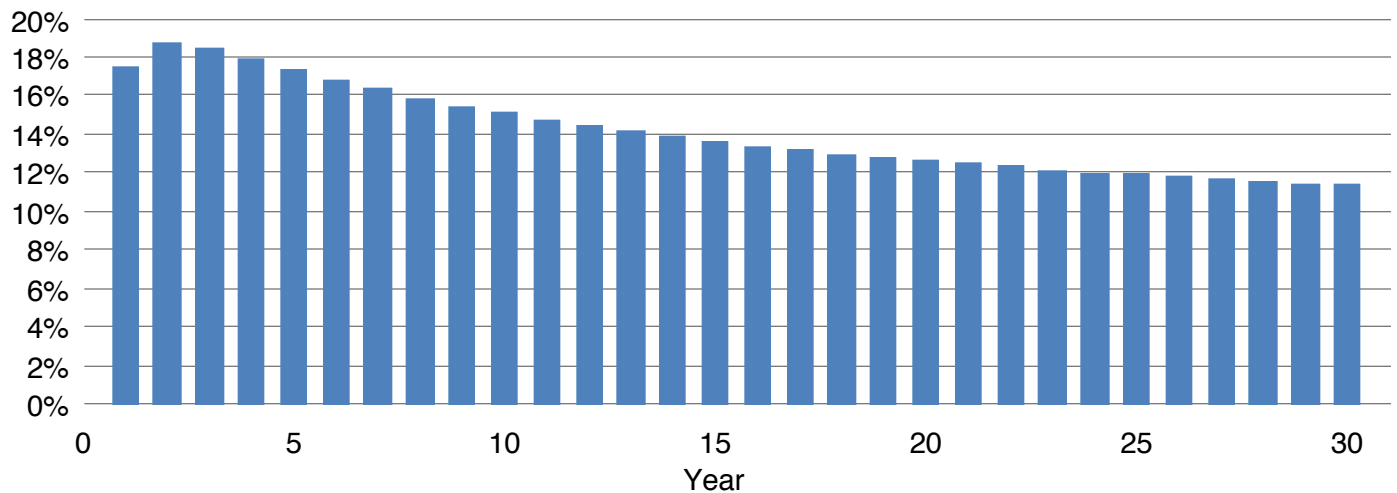
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



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