

Alpha Company 4 Plex 10438-67 Ave., Edmonton, AB						
PRICE:	\$1,000,000			PER SQ FT:	\$208.33	
<b>TENANT</b>	<b>Size</b>	<b>RENT</b>	<b>PROJECTED</b>	<b>Type</b>	<b>ANNUAL</b>	<b>PROJECTED</b>
104438	1,200	\$1,350.00	\$1,495.00	3 Bedroom	208	\$16,200
104440	1,200	\$1,400.00	\$1,495.00	3 Bedroom	208	\$16,800
104442	1,200	\$1,350.00	\$1,450.00	3 Bedroom	208	\$16,200
104444	1,200	\$1,400.00	\$1,450.00	3 Bedroom	208	\$16,800
<b>TOTAL</b>	<b>4,800</b>					\$17,400.00
				4	RENT PER SQ.FT./ 13.75	
					PROJECTED PER SQ.FT/ 14.73	
TOTAL GROSS ANNUAL INCOME:						\$66,000
PROJECTED GROSS ANNUAL INCOME:						\$70,680
VACANCY & CREDIT LOSS:	3.0%					(\$1,980) (\$2,120)
OPERATING INCOME:						<b>\$64,020</b> <b>\$68,560</b>
<b>EXPENSES:</b>	<b>% of Income</b>			<b>\$/SQ.FT</b>	<b>TOTAL</b>	<b>TOTAL</b>
Property Taxes: 2012	7.3%			\$0.97	\$4,641	\$4,641
Utilities - Total	1.4%			\$225.00	\$900	\$900
Insurance	2.2%			\$350.00	\$1,400	\$1,400
Property Management	3.0%			\$480.15	\$1,921	\$2,057
Maintenance	2.8%			\$450.00	\$1,800	\$1,800
Miscellaneous	0.3%			\$50.00	\$200	\$200
<b>TOTAL: (EXP/INC RATIO)</b>	<b>17.0%</b>			<b>(\$2,715.52)</b>	<b>(\$10,862)</b>	<b>(\$10,998)</b>
<b>FINANCING: PROPOSED</b>	<b>70.0%</b>			<b>NET OPERATING INCOME:</b>	<b>\$53,158</b>	<b>\$57,698</b>
Total Financing:	\$700,000			<b>CAPITILIZATION RATE:</b>	<b>5.32%</b>	<b>5.77%</b>
Interest Rate:	3.20%			Annual Debt Service	\$40,620	\$40,620
Amortization:	25			Cash Flow Before Taxes	\$12,538	\$17,078
Due Date:	5 Years			Principal Reduction Year 1	\$18,638	\$18,637.51
Monthly Payments:	\$3,385			<b>Price</b>	\$1,000,000	\$1,000,000
Prin.Red./annum:	\$18,638			Mortgage	\$700,000	\$700,000
Municipal Address:	10438-67 Ave.			Equity	\$300,000	\$300,000
Legal Address:	Plan: 1300TR, Block B, Lot 15			Return on Equity %	4.18%	4.18%
Square Feet:	8,616			R.O.I. inclusive of debt reduction	10.39%	11.91%
Average Rent PSF:	\$13.75			Mortgage PSF	\$146	\$146
Price PSF:	\$208.33			Expenses PSF/per annum	(\$2,715.52)	(\$2,715.52)
				Monthly Mortgage Payment	\$3,385	\$3,385
				Gross Rent Multiplier	15.15	14.15
				% Mortgage to Value	70.00%	70.00%