

Profile of Revenue Property #1

18433 - 122nd Avenue, Edmonton, AB

(Single Family 1½ story with partially developed full basement on a 33' x 100' lot)

APPRECIATION

(as at January 1, 2000)

Current Estimated Market Value	265,000
Purchase Price @ Nov. 30, 1985	87,000
Appreciation in 3.5 years (Annual Compounding)	(11.2% /yr) \$ 178,000

EQUITY

(as at January 1, 2000)

Current Estimated Market Value	265,000
Current Outstanding Debt	124,369
Current Estimated Equity	\$ 140,631

MONTHLY CASH FLOW

(Rolling 12 Month Averages)

Rental Income:

Single Family House	1400
TOTAL Rental Income	→ \$ 1400

Less Operating Expenses:

Heat / Gas	-
Electricity	-
Cable Television	-
Water, Sewer & Garbage	-
Repair & Maintenance	125
Landscaping	-
Property Taxes	130
Strata Fee	-
Property Insurance	35
Property Management	-
Vacancy Allowance (3.5%)	49
Travel Expenses	-
Advertising	15
Telephone/Fax	-
Office Supplies	10
Bank Charges	10
TOTAL Operating Expenses	→ 374

Less Debt Servicing:

First Mortgage	880
Second Mortgage	n/a
TOTAL Debt Servicing	→ 880

MONTHLY NET CASH FLOW

* \$ 146

* Comment on the cashflow amount above. DELETE THIS LINE AND THE ASTERISK ABOVE if no comment is needed.