

Montrose
12012 - 58 Street
Edmonton, AB



Initial Market Value	\$ 297,000
Purchase Price	\$ 297,000
Downpayment	\$ 59,400
Depreciable Closing Costs	\$ 1,250
Other Closing Costs and Fixup	\$ 0
Initial Cash Invested	\$ 60,650

Income	Monthly	Annual
Gross Rent	\$ 2,040	\$ 24,480
Vacancy Losses	\$ -102	\$ -1,224
Operating Income	\$ 1,938	\$ 23,256

Expenses	Monthly	Annual
Property Taxes	\$ -137	\$ -1,650
Insurance	\$ -63	\$ -758
Management Fees	\$ -102	\$ -1,224
Leasing/Advertising Fees	\$ 0	\$ 0
Association Fees	\$ 0	\$ 0
Maintenance	\$ -102	\$ -1,224
Other	\$ -102	\$ -1,224
Operating Expenses	\$ -506	\$ -6,080

Net Performance	Monthly	Annual
Net Operating Income	\$ 1,431	\$ 17,175
- Mortgage Payments	\$ -1,116	\$ -13,397
= Cash Flow	\$ 314	\$ 3,778
+ Principal Reduction	\$ 356	\$ 4,280
+ Instant Equity	\$ 0	\$ 0
+ Appreciation	\$ 742	\$ 8,910
= Gross Equity Income	\$ 1,414	\$ 16,969

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$ 237,600	\$ 0
Loan Type	Amortizing	Amortizing
Term	30 Years	0 Years
Interest Rate	3.900%	0.000%
PMI	\$ 0	\$ 0
Monthly Payment	\$ 1,116.43	\$ 0.00

Performance Metrics (End of Year 1)	
Rent-to-Value Ratio	0.69%
Monthly Gross Rent Multiplier	146
Annual Gross Rent Multiplier	12
Capitalization Rate	5.8%
Cash on Cash Return	6%
Pre-Sale Return on Investment	28%
Post-Sale Return on Investment	6%

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Closing Costs Percentage	4%

Comments

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Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Gross Rent	\$ 24,480	\$ 24,969	\$ 25,468	\$ 25,978	\$ 26,497	\$ 29,255	\$ 32,300	\$ 35,662	\$ 39,374	\$ 43,472
Vacancy Losses	\$ -1,224	\$ -1,248	\$ -1,273	\$ -1,298	\$ -1,324	\$ -1,462	\$ -1,615	\$ -1,783	\$ -1,968	\$ -2,173
Operating Income	\$ 23,256	\$ 23,721	\$ 24,195	\$ 24,679	\$ 25,173	\$ 27,793	\$ 30,685	\$ 33,879	\$ 37,405	\$ 41,299

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Property Taxes	\$ -1,650	\$ -1,699	\$ -1,750	\$ -1,802	\$ -1,857	\$ -2,152	\$ -2,495	\$ -2,893	\$ -3,354	\$ -3,888
Insurance	\$ -758	\$ -780	\$ -804	\$ -828	\$ -853	\$ -989	\$ -1,146	\$ -1,329	\$ -1,540	\$ -1,786
Management Fees	\$ -1,224	\$ -1,260	\$ -1,298	\$ -1,337	\$ -1,377	\$ -1,597	\$ -1,851	\$ -2,146	\$ -2,488	\$ -2,884
Leasing/Advertising Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Association Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance	\$ -1,224	\$ -1,260	\$ -1,298	\$ -1,337	\$ -1,377	\$ -1,597	\$ -1,851	\$ -2,146	\$ -2,488	\$ -2,884
Other	\$ -1,224	\$ -1,260	\$ -1,298	\$ -1,337	\$ -1,377	\$ -1,597	\$ -1,851	\$ -2,146	\$ -2,488	\$ -2,884
Operating Expenses	\$ -6,080	\$ -6,262	\$ -6,450	\$ -6,643	\$ -6,843	\$ -7,933	\$ -9,196	\$ -10,661	\$ -12,359	\$ -14,327

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Net Operating Income	\$ 17,175	\$ 17,458	\$ 17,745	\$ 18,035	\$ 18,329	\$ 19,860	\$ 21,489	\$ 23,218	\$ 25,046	\$ 26,971
- Mortgage Payments	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448	\$ -13,448
= Cash Flow	\$ 3,727	\$ 4,010	\$ 4,297	\$ 4,587	\$ 4,881	\$ 6,411	\$ 8,041	\$ 9,770	\$ 11,598	\$ 13,522
+ Principal Reduction	\$ 4,257	\$ 4,426	\$ 4,602	\$ 4,784	\$ 4,974	\$ 6,044	\$ 7,343	\$ 8,921	\$ 10,838	\$ 13,168
+ Instant Equity	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
+ Appreciation	\$ 8,910	\$ 9,177	\$ 9,452	\$ 9,736	\$ 10,028	\$ 11,625	\$ 13,477	\$ 15,623	\$ 18,112	\$ 20,996
= Gross Equity Income	\$ 16,895	\$ 17,614	\$ 18,351	\$ 19,108	\$ 19,884	\$ 24,081	\$ 28,861	\$ 34,315	\$ 40,549	\$ 47,688
Capitalization Rate	5.6%	5.5%	5.5%	5.4%	5.3%	5.0%	4.6%	4.3%	4.0%	3.7%
Cash on Cash Return	6.1%	6.6%	7.1%	7.6%	8.0%	10.6%	13.3%	16.1%	19.1%	22.3%
Pre-Sale ROI	27.9%	29.0%	30.3%	31.5%	32.8%	39.7%	47.6%	56.6%	66.9%	78.6%
Return on Equity	23.3%	20.4%	18.3%	16.7%	15.3%	11.3%	9.3%	8.1%	7.2%	6.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Market Value	\$ 305,910	\$ 315,087	\$ 324,539	\$ 334,276	\$ 344,304	\$ 399,143	\$ 462,716	\$ 536,415	\$ 621,852	\$ 720,896
- Loan Balance	\$ -233,342	\$ -228,916	\$ -224,314	\$ -219,529	\$ -214,554	\$ -186,556	\$ -152,539	\$ -111,212	\$ -61,003	\$ -2
= Equity	\$ 72,567	\$ 86,170	\$ 100,225	\$ 114,746	\$ 129,749	\$ 212,587	\$ 310,176	\$ 425,202	\$ 560,848	\$ 720,894
Loan-to-Value Ratio	76.3%	72.7%	69.1%	65.7%	62.3%	46.7%	33.0%	20.7%	9.8%	0.0%
Potential Cash-Out Refi	\$ 11,385	\$ 23,153	\$ 35,317	\$ 47,891	\$ 60,888	\$ 132,758	\$ 217,633	\$ 317,919	\$ 436,478	\$ 576,714

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Equity	\$ 72,567	\$ 86,170	\$ 100,225	\$ 114,746	\$ 129,749	\$ 212,587	\$ 310,176	\$ 425,202	\$ 560,848	\$ 720,894
- Closing Costs	\$ -12,236	\$ -12,603	\$ -12,981	\$ -13,371	\$ -13,772	\$ -15,965	\$ -18,508	\$ -21,456	\$ -24,874	\$ -28,835
= Proceeds After Sale	\$ 60,330	\$ 73,567	\$ 87,244	\$ 101,375	\$ 115,977	\$ 196,621	\$ 291,667	\$ 403,745	\$ 535,974	\$ 692,058
+ Cumulative Cash Flow	\$ 3,727	\$ 7,738	\$ 12,035	\$ 16,623	\$ 21,504	\$ 50,464	\$ 87,371	\$ 132,724	\$ 187,020	\$ 250,747
- Initial Cash Invested	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650	\$ -60,650
= Net Profit	\$ 3,408	\$ 20,655	\$ 38,629	\$ 57,348	\$ 76,832	\$ 186,436	\$ 318,389	\$ 475,820	\$ 662,344	\$ 882,156
Post-Sale ROI	5.6%	34.1%	63.7%	94.6%	126.7%	307.4%	525.0%	784.5%	1,092.1%	1,454.5%

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.