

Alpha Company 4 Plex 10438-67 Ave., Edmonton, AB							
PRICE:		\$1,000,000		PER SQ FT:		\$208.33	
TENANT	Size	RENT	PROJECTED	Type		ANNUAL	PROJECTED
104438	1,200	\$1,350.00	\$1,495.00	3 Bedroom	208	\$16,200	\$17,940.00
104440	1,200	\$1,400.00	\$1,495.00	3 Bedroom	208	\$16,800	\$17,940.00
104442	1,200	\$1,350.00	\$1,450.00	3 Bedroom	208	\$16,200	\$17,400.00
104444	1,200	\$1,400.00	\$1,450.00	3 Bedroom	208	\$16,800	\$17,400.00
TOTAL	4,800						
				4	RENT PER SQ.FT./ 13.75		
					PROJECTED PER SQ.FT/ 14.73		
TOTAL GROSS ANNUAL INCOME:						\$66,000	\$70,680
PROJECTED GROSS ANNUAL INCOME:							
VACANCY & CREDIT LOSS: 3.0%						(\$1,980)	(\$2,120)
OPERATING INCOME:						\$64,020	\$68,560
EXPENSES:	% of Income		\$ / SQ FT		TOTAL		TOTAL
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
TOTAL: (EXP/INC RATIO)	17.0%		(\$2,715.52)		(\$10,862)		(\$10,998)
FINANCING: PROPOSED		70.0%		NET OPERATING INCOME:		\$53,158	\$57,698
Total Financing:		\$700,000		CAPITILIZATION RATE:		5.32%	5.77%
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		Price		\$1,000,000	\$1,000,000
Prin.Red./annum:		\$18,638		Mortgage		\$700,000	\$700,000
				Equity		\$300,000	\$300,000
Municipal Address:		10438-67 Ave.		Return on Equity %		4.18%	4.18%
Legal Address:		Plan: 1300TR, Block B, Lot 15		R.O.I. inclusive of debt reduction		10.39%	11.91%
Square Feet:		8,616		Mortgage PSF		\$146	\$146
Average Rent PSF:		\$13.75		Expenses PSF/per annum		(\$2,715.52)	(\$2,715.52)
Price PSF:		\$208.33		Monthly Mortgage Payment		\$3,385	\$3,385
				Gross Rent Multiplier		15.15	14.15
				% Mortgage to Value		70.00%	70.00%