

Profile of Revenue Property #1

18433 - 122nd Avenue, Edmonton, AB

(Single Family 1½story 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
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* Comment on the cashflow amount above. DELETE THIS LINE AND THE ASTERISK ABOVE if no comment is needed.