

<b>Investor Analysis</b>			<b>\$225,000.00</b>	
<b>Calgary</b>			<b>2 Year Term</b>	
	<b>%</b>		<b>Monthly Figures</b>	<b>Actual Figures</b>
<b>Purchase Price</b>				<b>\$ 225,000</b>
<b>Financing Information</b>				
1st Mortgage	80%			\$180,000
2nd Mortgage/LOC	0%			\$0
<b>Total Mortgage</b>				<b>\$180,000</b>
<b>Investment</b>				
Down Payment	20%			\$45,000
Land Transfer Tax				\$0
Appraisal				\$400
Legal Costs (incl. Disbursements)				\$1,450
One Time Condo Board Assessment				\$3,050
Tenant Locator Fee (incl. HST)				\$7,910
Less: Security Deposit (from Lessee)				(\$15,750)
<b>Total Investment</b>	<b>18.69%</b>			<b>\$42,060</b>
<b>Profit from Sale/Transfer</b>				
Sale/Transfer Price				\$248,063
Less: Remaining 1st Mortgage				(\$172,808)
Less: Remaining 2nd Mortgage				\$0
Less: Legal Cost to discharge				(\$350)
Less: Initial Investment				(\$42,060)
Less: Security Deposit (from Lessee)				(\$15,750)
Less: Monthly Credits to Lessee	\$377	/month over a	24	Month Term = (\$9,056)
<b>Total Profit from Sale/Transfer</b>				<b>\$8,038</b>
<b>Gain From Monthly Cashflow</b>				
Lease Payments			\$1,553	\$37,260
Less: Debt Service - 1st Mortgage:	3.69%	Interest Rate=	(\$823)	(\$19,752)
Less: Debt Service - 2nd Mortgage:	12.00%	Interest Only=	\$0	\$0
Less: Property Tax			(123.75)	(\$2,970)
Less: Insurance			(80.00)	(\$1,920)
Less: Maintenance Fee			0.00	\$0
<b>Total Profit from Cashflow</b>			<b>\$526</b>	<b>\$12,618</b>
<b>Net Profit</b>				<b>\$20,656</b>
<b>Cash on Cash Return</b>				<b>15%</b>
<b>Return on Investment (Per Annum)</b>				<b>25%</b>

All information has not been approved or disapproved by any securities commission or regulatory authority in Canada or any other jurisdiction and is believed to be calculated accurately and with reasonable estimates being made with regards to future market trends. The information and calculations are not guaranteed. The Contents of this section are neither sufficient for, nor intended to be used in connection with, any decision relating to the purchase or sale of any existing or future investments. We do not intend to provide financial, investment, tax, legal, or accounting advice. Investors considering any investment should consult with their own independent professional advisors.