5212 - 15 Avenue Edmonton

**Alberta** 

Prepared By: Priya Sharma, Century 21 780-298-2100



January 9, 2012

# **VERUS** Property Investment Summary

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Totals

**Cash Investment** 

\$59,100

**Ownership Share** 

100%

### **Property Purchase Details**

<b>Total Cash Investment</b>	\$ 59
Total Property Cost	\$ 251,100
Financing Fee	\$ 0
Immed. Renovations	\$ 10,000
Closing Costs	\$ 1,100
Down Payment	\$ 48,000
	\$ 240,000

\$ 59,100

# **Detailed Projections - Totals**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 4,189	\$ 4,305	\$ 4,424	\$ 4,547	\$ 4,673	\$ 4,802	\$ 4,935	\$ 5,072
Property Appreciation	\$ 12,000	\$ 12,600	\$ 13,230	\$ 13,892	\$ 8,752	\$ 9,014	\$ 9,285	\$ 9,563
Cash Flow	\$ 6,453	\$ 6,633	\$ 6,815	\$ 6,999	\$ 7,184	\$ 7,371	\$ 7,752	\$ 7,752
Total Annual Increase	\$ 22,642	\$ 23,538	\$ 24,469	\$ 25,437	\$ 20,608	\$ 21,188	\$ 22,386	\$ 22,386
Cumulative Increase	\$ 22,642	\$ 46,180	\$ 70,650	\$ 96,087	\$116,695	\$137,882	\$159,663	\$182,049
Annualized ROI	38.31%	39.07%	39.85%	40.65%	39.49%	38.88%	38.59%	38.50%

### **Income Statment Year 1**

## Income

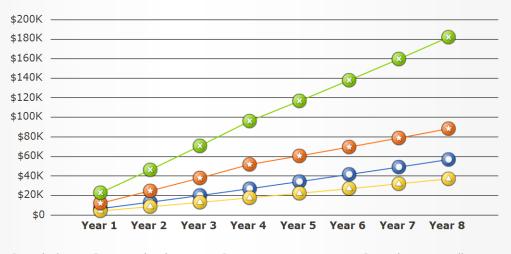
Operating Income	\$ 18,0	000
Vacancy Allowance	\$ 0	
Total Income	\$ 18,000	

Expenses		
Total Expenses	\$ 2,160	
Operating Expenses	\$	2,160
Net Operating Income	\$ :	15,840
Mortgage Payments	\$ 9,387	
Cash Flow	\$	6,453

Income Statement Details



### **Investment Growth - Cumulative Values**



Cash Flow

Principal Reduction

Property Appreciation

Total Return - Dollars

**CLICK TO ENTER JOINT VENTURE DETAILS** 

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Prepared By: Priya Sharma, Century 21



# **VERUS** Property Investment Summary

Rent - Unit #1

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Alberta

780-298-2100

January 9, 2012

### **Property Purchase Details**

	\$ 240,000		
Down Payment	\$	48,000	
Closing Costs	\$	1,100	
Immed. Renovations	\$	10,000	
Financing Fee	\$	0	
Total Property Cost	\$ 2	251,100	

**Total Cash Investment** \$ 59,100

### **Income Statment Year 1**

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Operating Income		¢ 10	^^
Vacancy Allowance	\$	0	
Total Income	₽	10,000	

\$ 18,000 Operating Income

### **Expenses**

Total Expenses	\$	2,160
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**Operating Expenses** \$ 2,160

**Net Operating Income** \$ 15,840

Mortgage Payments \$ 9,387

Cash Flow \$ 6,453

Income Statement Details



## Income Statement Year 1 (Details)

\$ 18,000

### **Income**

Rent - Unit #2	\$ 0	
Rent - Unit #3	\$ 0	
Rent - Unit #4	\$ 0	
Income - Other	\$ 0	
Total Income	\$ 18,000	
Vacancy Allowance	\$ 0	
Operating Income	\$	18,000
Expenses		
Property Taxes	\$ 1,800	
Insurance	\$ 360	
Advertising	\$ 0	
Condo Maintenance Fee	\$ 0	
Miscellaneous Opp Exp.	\$ 0	
Gas & Electric	\$ 0	
Home Equity Line of Credit	\$ 0	
Water, Sewer, Garbage	\$ 0	

Repairs & Maintenance \$ 0 Operating Expenses \$ 2,160 Net Operating Income \$ 15,840

\$

0

Mortgage Payments \$ 9,387

Property Management

**Cash Flow** \$ 6,453

**CLICK TO ENTER JOINT VENTURE DETAILS**