

568 Lakewood Road
Edmonton
Alberta

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



Property Investment Summary

January 5, 2012

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Property Purchase Details

	\$ 175,000
Down Payment	\$ 35,000
Closing Costs	\$ 1,200
Immed. Renovations	\$ 0
Financing Fee	\$ 0
Total Property Cost	\$ 176,200
Total Cash Investment	\$ 36,200

Detailed Projections - Totals

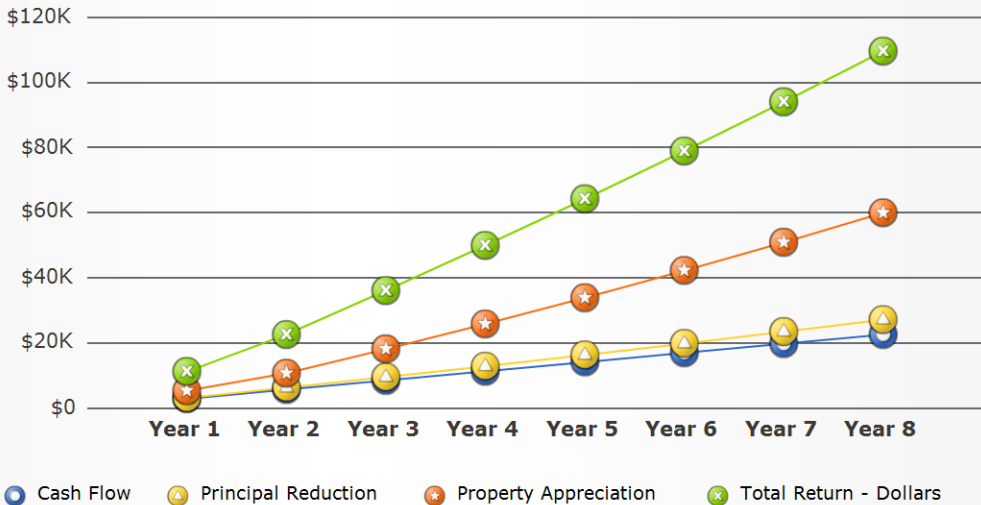
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 3,079	\$ 3,163	\$ 3,249	\$ 3,338	\$ 3,428	\$ 3,521	\$ 3,617	\$ 3,715
Property Appreciation	\$ 5,250	\$ 5,408	\$ 7,426	\$ 7,723	\$ 8,032	\$ 8,354	\$ 8,688	\$ 9,035
Cash Flow	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819	\$ 2,819
Total Annual Increase	\$ 11,149	\$ 11,390	\$ 13,495	\$ 13,880	\$ 14,280	\$ 14,694	\$ 15,570	\$ 15,570
Cumulative Increase	\$ 11,149	\$ 22,539	\$ 36,034	\$ 49,914	\$ 64,194	\$ 78,888	\$ 94,012	\$ 109,582
Annualized ROI	30.80%	31.13%	33.18%	34.47%	35.47%	36.32%	37.10%	37.84%

Income Statment Year 1

Income	
Total Income	\$ 15,600
Vacancy Allowance	\$ 780
Operating Income	\$ 14,820
Expenses	
Total Expenses	\$ 5,200
Operating Expenses	\$ 5,200
Net Operating Income	\$ 9,620
Mortgage Payments	\$ 6,801
Cash Flow	\$ 2,819

Income Statement Details

Investment Growth - Cumulative Values



Totals
Cash Investment
\$36,200
Ownership Share
100%

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Income Statement Details

Income Statement Year 1 (Details)

Income	
Rent - Unit #1	\$ 15,600
Rent - Unit #2	\$ 0
Rent - Unit #3	\$ 0
Rent - Unit #4	\$ 0
Income - Other	\$ 0
Total Income	\$ 15,600
Vacancy Allowance	\$ 780
Operating Income	\$ 14,820
Expenses	
Property Taxes	\$ 1,300
Insurance	\$ 240
Advertising	\$ 0
Condo Maintenance Fee	\$ 2,880
Miscellaneous Opp Exp.	\$ 0
Gas & Electric	\$ 0
Home Equity Line of Credit	\$ 0
Water, Sewer, Garbage	\$ 0
Property Management	\$ 0
Repairs & Maintenance	\$ 780
Operating Expenses	\$ 5,200
Net Operating Income	\$ 9,620
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