

5212 - 15 Avenue
Edmonton
Alberta

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



Property Investment Summary

January 9, 2012

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Property Purchase Details

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

Detailed Projections - Totals

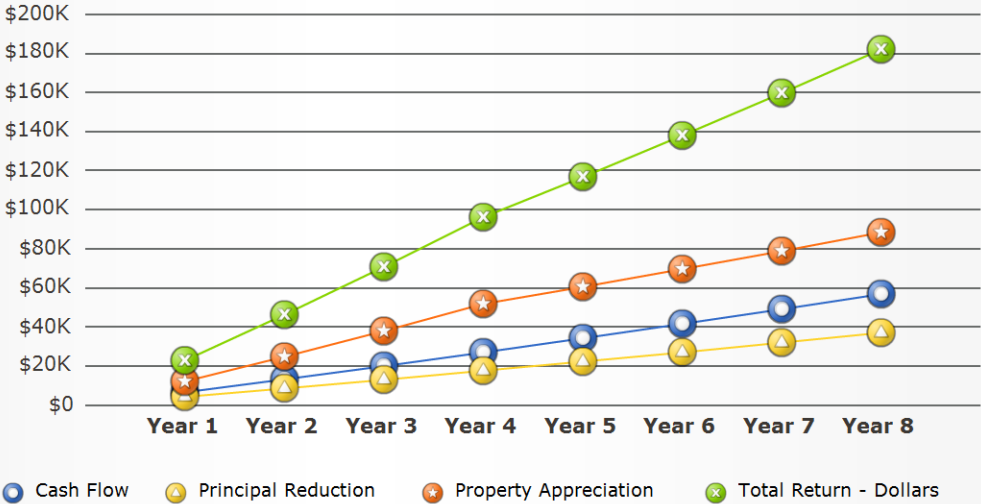
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 4,189	\$ 4,305	\$ 4,424	\$ 4,547	\$ 4,673	\$ 4,802	\$ 4,935	\$ 5,072
Property Appreciation	\$ 12,000	\$ 12,600	\$ 13,230	\$ 13,892	\$ 8,752	\$ 9,014	\$ 9,285	\$ 9,563
Cash Flow	\$ 6,453	\$ 6,633	\$ 6,815	\$ 6,999	\$ 7,184	\$ 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	
Total Income	\$ 18,000
Vacancy Allowance	\$ 0
Operating 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



Totals
Cash Investment
\$59,100
Ownership Share
100%

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Income Statement Details

Income Statement Year 1 (Details)

Income	
Rent - Unit #1	\$ 18,000
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
Property Management	\$ 0
Repairs & Maintenance	\$ 0
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