

509 Watt Blvd  
Edmonton  
Alberta

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



# Property Investment Summary

January 5, 2012

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### Property Purchase Details

	\$ 285,000
Down Payment	\$ 57,000
Closing Costs	\$ 1,200
Immed. Renovations	\$ 0
Financing Fee	\$ 0
Total Property Cost	\$ 286,200
<b>Total Cash Investment</b>	<b>\$ 58,200</b>

### Detailed Projections - Totals

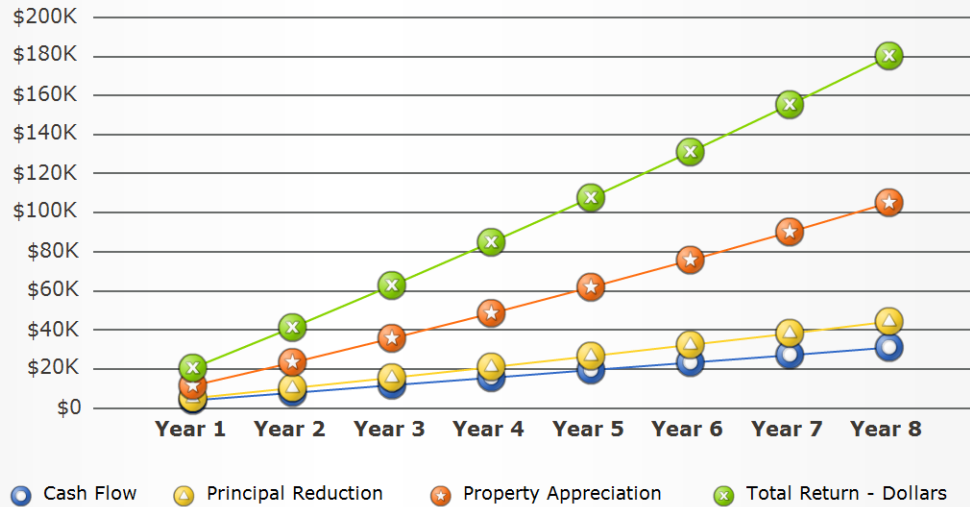
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 5,015	\$ 5,151	\$ 5,292	\$ 5,435	\$ 5,583	\$ 5,735	\$ 5,891	\$ 6,051
Property Appreciation	\$ 11,400	\$ 11,856	\$ 12,330	\$ 12,823	\$ 13,336	\$ 13,870	\$ 14,425	\$ 15,002
Cash Flow	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865
Total Annual Increase	\$ 20,280	\$ 20,872	\$ 21,486	\$ 22,123	\$ 22,784	\$ 23,469	\$ 24,917	\$ 24,917
Cumulative Increase	\$ 20,280	\$ 41,152	\$ 62,638	\$ 84,762	\$107,546	\$131,015	\$155,195	\$180,112
Annualized ROI	34.84%	35.35%	35.88%	36.41%	36.96%	37.52%	38.09%	38.68%

### Income Statment Year 1

<b>Income</b>	
Total Income	\$ 18,000
Vacancy Allowance	\$ 900
<b>Operating Income</b>	<b>\$ 17,100</b>
<b>Expenses</b>	
Total Expenses	\$ 2,160
<b>Operating Expenses</b>	<b>\$ 2,160</b>
<b>Net Operating Income</b>	<b>\$ 14,940</b>
Mortgage Payments	\$ 11,075
<b>Cash Flow</b>	<b>\$ 3,865</b>

Income Statement Details

### Investment Growth - Cumulative Values



**Totals**  
Cash Investment  
**\$58,200**  
Ownership Share  
**100%**

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### Income Statement Year 1 (Details)

<b>Income</b>	
Rent - Unit #1	\$ 18,000
Rent - Unit #2	\$ 0
Rent - Unit #3	\$ 0
Rent - Unit #4	\$ 0
Income - Other	\$ 0
<b>Total Income</b>	<b>\$ 18,000</b>
Vacancy Allowance	\$ 900
<b>Operating Income</b>	<b>\$ 17,100</b>
<b>Expenses</b>	
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
<b>Operating Expenses</b>	<b>\$ 2,160</b>
<b>Net Operating Income</b>	<b>\$ 14,940</b>
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