

13238 -82 Street
Edmonton
Alberta

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



Property Investment Summary

January 9, 2012

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Property Purchase Details

	\$ 190,000
Down Payment	\$ 38,000
Closing Costs	\$ 1,100
Immed. Renovations	\$ 0
Financing Fee	\$ 0
Total Property Cost	\$ 191,100
Total Cash Investment	\$ 39,100

Detailed Projections - Totals

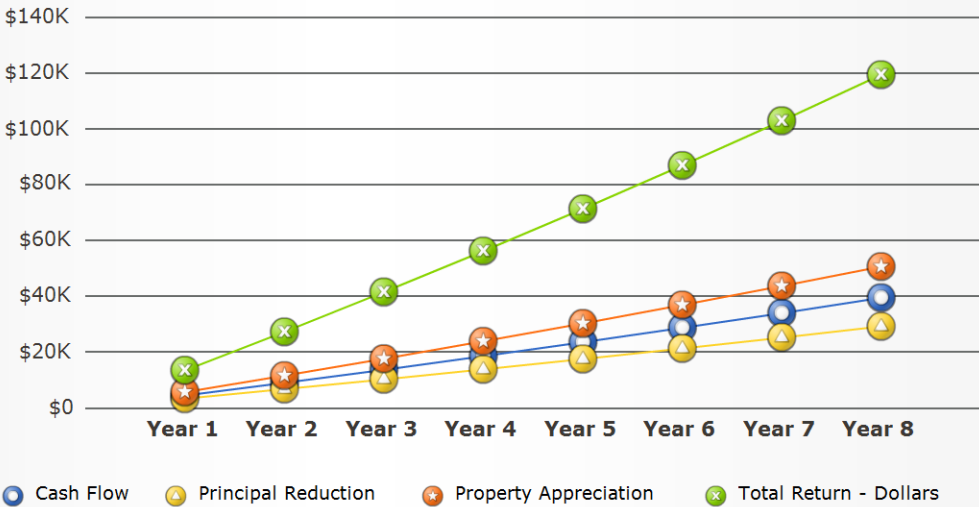
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 3,316	\$ 3,408	\$ 3,503	\$ 3,600	\$ 3,699	\$ 3,802	\$ 3,907	\$ 4,015
Property Appreciation	\$ 5,700	\$ 5,871	\$ 6,047	\$ 6,229	\$ 6,415	\$ 6,608	\$ 6,806	\$ 7,010
Cash Flow	\$ 4,417	\$ 4,561	\$ 4,706	\$ 4,853	\$ 5,001	\$ 5,151	\$ 5,456	\$ 5,456
Total Annual Increase	\$ 13,433	\$ 13,840	\$ 14,256	\$ 14,681	\$ 15,116	\$ 15,561	\$ 16,481	\$ 16,481
Cumulative Increase	\$ 13,433	\$ 27,273	\$ 41,529	\$ 56,210	\$ 71,326	\$ 86,887	\$ 102,903	\$ 119,383
Annualized ROI	34.36%	34.88%	35.40%	35.94%	36.48%	37.04%	37.60%	38.17%

Income Statment Year 1

Income	
Total Income	\$ 14,400
Vacancy Allowance	\$ 576
Operating Income	\$ 13,824
Expenses	
Total Expenses	\$ 1,976
Operating Expenses	\$ 1,976
Net Operating Income	\$ 11,848
Mortgage Payments	\$ 7,431
Cash Flow	\$ 4,417

Income Statement Details

Investment Growth - Cumulative Values



Totals
Cash Investment
\$39,100
Ownership Share
100%

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Income Statement Details

Income Statement Year 1 (Details)

Income	
Rent - Unit #1	\$ 14,400
Rent - Unit #2	\$ 0
Rent - Unit #3	\$ 0
Rent - Unit #4	\$ 0
Income - Other	\$ 0
Total Income	\$ 14,400
Vacancy Allowance	\$ 576
Operating Income	\$ 13,824
Expenses	
Property Taxes	\$ 1,400
Insurance	\$ 0
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	\$ 576
Operating Expenses	\$ 1,976
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