

3508 - 34A Avenue  
Edmonton  
Alberta

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



# Property Investment Summary

January 5, 2012

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### Property Purchase Details

	\$ 270,000
Down Payment	\$ 54,000
Closing Costs	\$ 1,200
Immed. Renovations	\$ 0
Financing Fee	\$ 0
Total Property Cost	\$ 271,200
<b>Total Cash Investment</b>	<b>\$ 55,200</b>

### Detailed Projections - Totals

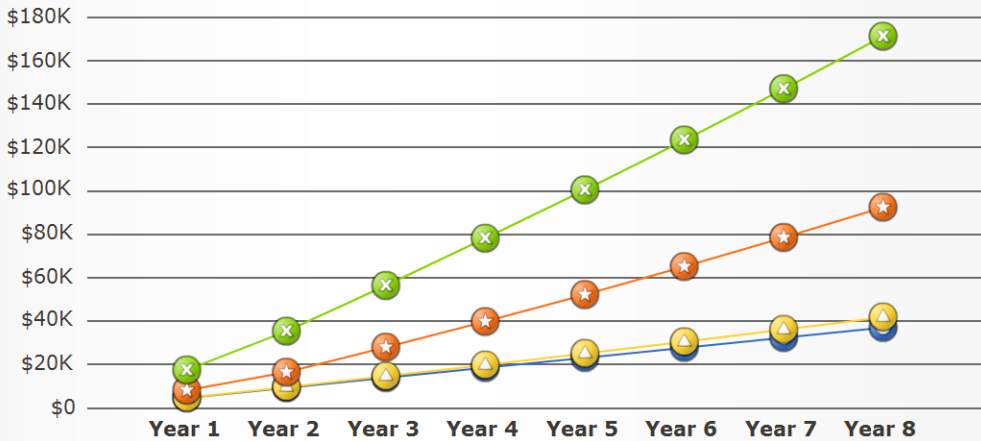
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 4,751	\$ 4,880	\$ 5,013	\$ 5,149	\$ 5,289	\$ 5,433	\$ 5,581	\$ 5,732
Property Appreciation	\$ 8,100	\$ 8,343	\$ 11,458	\$ 11,916	\$ 12,393	\$ 12,888	\$ 13,404	\$ 13,940
Cash Flow	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628
Total Annual Increase	\$ 17,479	\$ 17,851	\$ 21,098	\$ 21,693	\$ 22,309	\$ 22,949	\$ 24,300	\$ 24,300
Cumulative Increase	\$ 17,479	\$ 35,330	\$ 56,428	\$ 78,121	\$100,430	\$123,379	\$146,991	\$171,291
Annualized ROI	31.66%	32.00%	34.07%	35.38%	36.39%	37.25%	38.04%	38.79%

### Income Statment Year 1

<b>Income</b>	
Total Income	\$ 19,200
Vacancy Allowance	\$ 960
<b>Operating Income</b>	<b>\$ 18,240</b>
<b>Expenses</b>	
Total Expenses	\$ 3,120
<b>Operating Expenses</b>	<b>\$ 3,120</b>
<b>Net Operating Income</b>	
	<b>\$ 15,120</b>
Mortgage Payments	\$ 10,492
<b>Cash Flow</b>	<b>\$ 4,628</b>

Income Statement Details

### Investment Growth - Cumulative Values



● Cash Flow   
 ▲ Principal Reduction   
 ★ Property Appreciation   
 ✕ Total Return - Dollars

### Totals

**Cash Investment**  
**\$55,200**

**Ownership Share**  
**100%**

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Income Statement Details

### Income Statement Year 1 (Details)

<b>Income</b>	
Rent - Unit #1	\$ 19,200
Rent - Unit #2	\$ 0
Rent - Unit #3	\$ 0
Rent - Unit #4	\$ 0
Income - Other	\$ 0
<b>Total Income</b>	<b>\$ 19,200</b>
Vacancy Allowance	\$ 960
<b>Operating Income</b>	<b>\$ 18,240</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	\$ 960
<b>Operating Expenses</b>	<b>\$ 3,120</b>
<b>Net Operating Income</b>	<b>\$ 15,120</b>
Mortgage Payments	\$ 10,492
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