

2305 - 35A 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

	\$ 195,000
Down Payment	\$ 39,000
Closing Costs	\$ 1,100
Immed. Renovations	\$ 0
Financing Fee	\$ 0
Total Property Cost	\$ 196,100
<b>Total Cash Investment</b>	<b>\$ 40,100</b>

### Detailed Projections - Totals

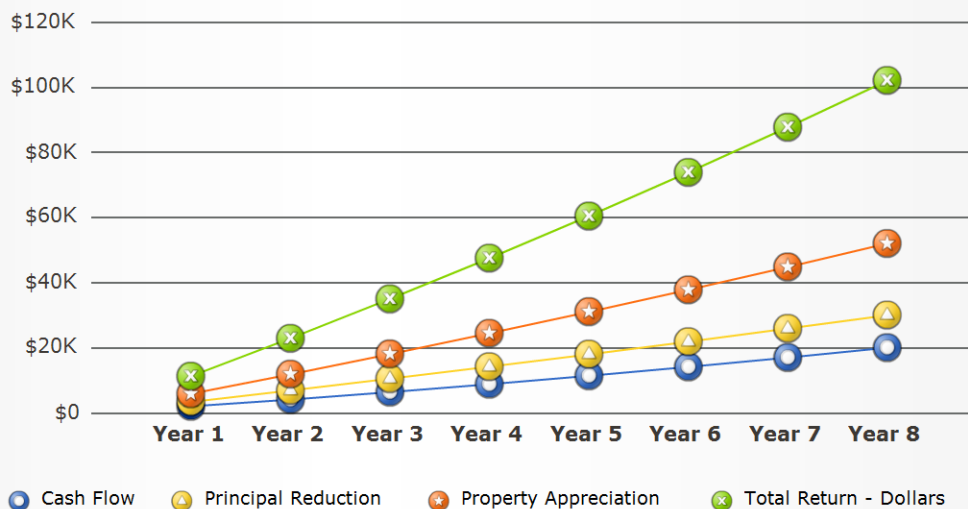
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Principal Reduction	\$ 3,404	\$ 3,498	\$ 3,595	\$ 3,694	\$ 3,797	\$ 3,902	\$ 4,010	\$ 4,121
Property Appreciation	\$ 5,850	\$ 6,026	\$ 6,206	\$ 6,392	\$ 6,584	\$ 6,782	\$ 6,985	\$ 7,195
Cash Flow	\$ 1,991	\$ 2,135	\$ 2,281	\$ 2,428	\$ 2,576	\$ 2,726	\$ 3,030	\$ 3,030
Total Annual Increase	\$ 11,245	\$ 11,659	\$ 12,082	\$ 12,514	\$ 12,957	\$ 13,409	\$ 14,345	\$ 14,345
Cumulative Increase	\$ 11,245	\$ 22,903	\$ 34,985	\$ 47,499	\$ 60,456	\$ 73,865	\$ 87,737	\$ 102,082
Annualized ROI	28.04%	28.56%	29.08%	29.61%	30.15%	30.70%	31.26%	31.82%

### Income Statment Year 1

<b>Income</b>	
Total Income	\$ 14,400
Vacancy Allowance	\$ 0
<b>Operating Income</b>	<b>\$ 14,400</b>
<b>Expenses</b>	
Total Expenses	\$ 4,782
<b>Operating Expenses</b>	<b>\$ 4,782</b>
<b>Net Operating Income</b>	<b>\$ 9,618</b>
Mortgage Payments	\$ 7,627
<b>Cash Flow</b>	<b>\$ 1,991</b>

Income Statement Details

### Investment Growth - Cumulative Values



**Totals**  
Cash Investment  
**\$40,100**  
Ownership Share  
**100%**

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Income Statement Details

### Income Statement Year 1 (Details)

<b>Income</b>	
Rent - Unit #1	\$ 14,400
Rent - Unit #2	\$ 0
Rent - Unit #3	\$ 0
Rent - Unit #4	\$ 0
Income - Other	\$ 0
<b>Total Income</b>	<b>\$ 14,400</b>
Vacancy Allowance	\$ 0
<b>Operating Income</b>	<b>\$ 14,400</b>
<b>Expenses</b>	
Property Taxes	\$ 1,350
Insurance	\$ 0
Advertising	\$ 0
Condo Maintenance Fee	\$ 3,432
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>\$ 4,782</b>
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