



INVESTMENT ANALYSIS

B2 (2 Bed 2 Bath + Den) #3209 - 1239 sqft

Package Price	\$	448,827.75	including GST	1 stall(s)	0 locker(s)		
Downpayment	20%	\$	89,765.55				
Mortgage		\$	359,062.20			Investment Incentive:	
Amortization (years)	30					Amortization (years):	25
Rate	1.65%					Rate:	2.10%
Monthly Mortgage Payment	\$	(1,264.65)				Monthly Seller Payment:	\$ 1,538.68

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage Principal	\$ 359,062	\$ 349,262	\$ 339,801	\$ 330,182	\$ 320,403	\$ 310,460
Home Equity	\$ 89,766	\$ 99,566	\$ 109,027	\$ 118,646	\$ 128,425	\$ 138,368
Mortgage Payments		\$ (15,176)	\$ (15,176)	\$ (15,176)	\$ (15,176)	\$ (15,176)
Payments from Seller		\$ 18,464	\$ 18,464	\$ -	\$ -	\$ -
Tax Payment	2021 Assessment	\$ (2,761)	\$ (2,761)	\$ (2,761)	\$ (2,761)	\$ (2,761)
Condo Fee Payment \$/SF/Month	\$ (0.39)	\$ (5,834)	\$ (5,834)	\$ (5,834)	\$ (5,834)	\$ (5,834)
Vacant Cashflow		\$ (5,306)	\$ (5,306)	\$ (23,770)	\$ (23,770)	\$ (23,770)
Rental Rate \$/PSF/Mo.	\$ 1.50					
Unit Rental Income	\$ 1,859	\$ 22,302	\$ 22,302	\$ 22,302	\$ 22,302	\$ 22,302
Parking Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy	-8%		\$ (1,784)	\$ (1,784)	\$ (1,784)	\$ (1,784)
Professional Management	-8%	\$ (1,784)	\$ (1,641)	\$ (1,641)	\$ (1,641)	\$ (1,641)
Net Cashflow	\$ (89,766)	\$ 15,212	\$ 13,570	\$ (4,894)	\$ (4,894)	\$ 133,474

IRR

13%

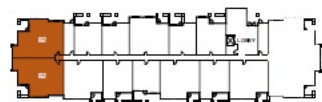
Gross Cash Return \$ 152,469

Net Cash Return \$ 62,704

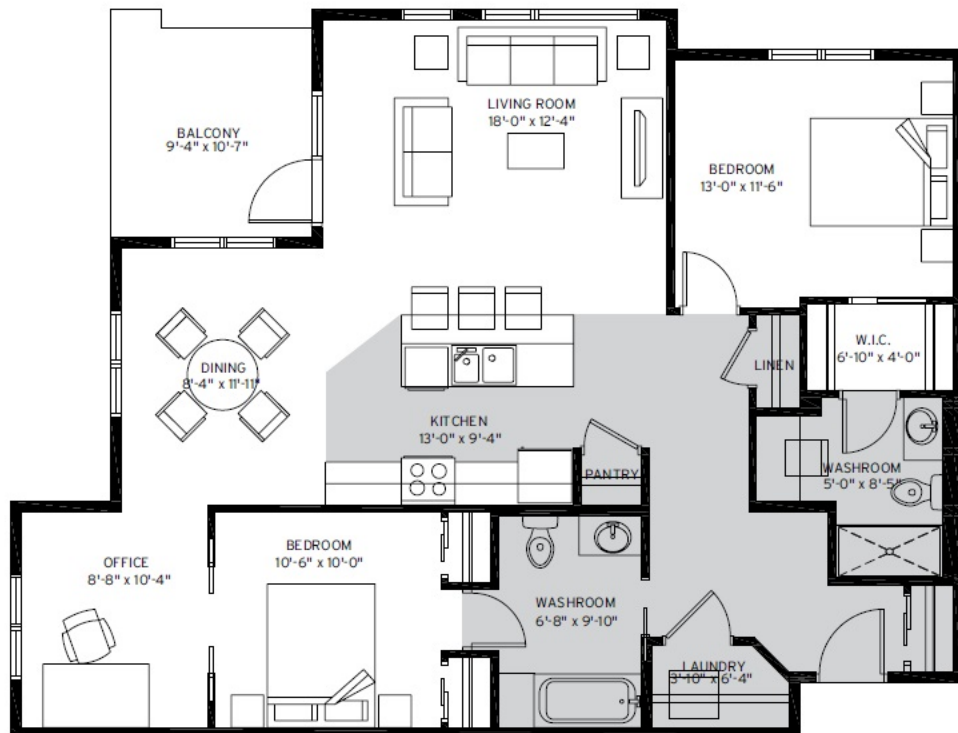
Cash on cash return

170% *if the property is sold after 5 years for the same price as it was purchased for*

Subject to the disclosure requirements set out in the Condominium Property Act (Alberta) (if applicable), the Developer reserves the right to make revisions it deems appropriate in its sole discretion to all plans, dimensions and specifications provided, including but not limited to column locations and window location and size. Actual usable floor space may vary from the stated floor area. The purchase price does not include any furniture. Renderings are artist's concepts only. This drawing contains information which is proprietary to and is the property of the Developer and may not be used, reproduced or disclosed in any manner other than in relation to the purchase of a condominium unit within this project without the permission of the Developer. E. & O. E. February 2022. Pricing subject to change without notice. **Investment Disclaimer: The Developer or its Agents do not take responsibility or make any guarantees for investment decisions made by a purchaser. Analysis on this page is for evaluation purposes only.**

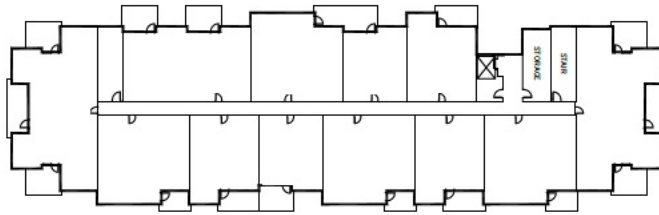


Available on ground, or 2nd floor

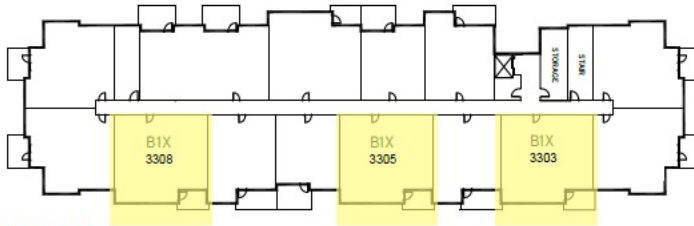


UNIT B2 1239 SQ. FT. TWO BEDROOM + DEN CORNER SUITE

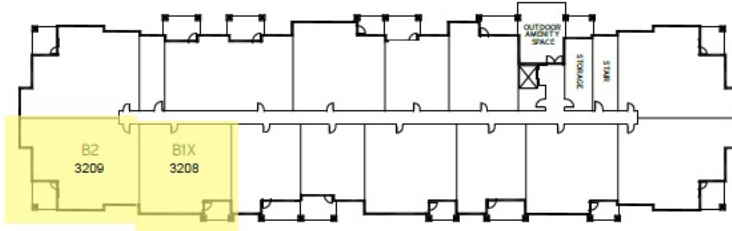
[Floorplan sometimes reversed]



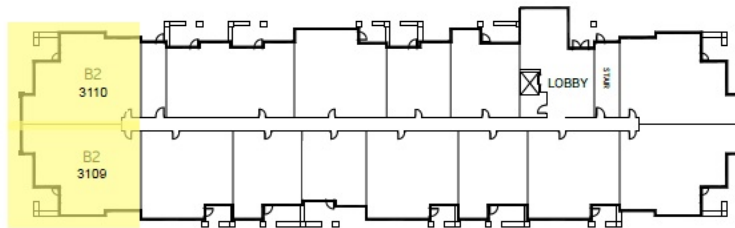
4TH FLOOR



3RD FLOOR



2ND FLOOR



MAIN FLOOR

BEAUTIFULLY DESIGNED PROJECT

- Outstanding location in fantastic new community!
- Spacious suites designed to live properly
- Secure, underground heated parking
- Individual Storage areas for each Unit
- Lots of bike storage in the parkade
- Natural gas BBQ outlet on every balcony
- Four designer colour packages (each with optional upgrades)
- 9' ceilings on 4th floor suites
- Spacious private balconies

GOURMET KITCHENS

- 21 cubic foot refrigerator with glass shelves
- 30" self-cleaning oven with ceran top
- 4 button 3 cycle tall tub Energy Star dishwasher
- Solid Shaker Maple cabinets
- Laminate square edge countertops (Quartz available as an upgrade)
- Hand-set glass and tile backsplash (in Mesa/Alto spec)
- Oversized, flat surface eating bars
- Exceptional interaction with Living Spaces

SPA-INSPIRED BATHROOMS

- 5' soaker tubs with full tile surrounds
- Walk-in showers in all Master Ensuites (2 bedroom units)
- Premium Delta bathroom fixtures in all units
- Matching towel bars and hardware
- Quartz square edge countertops
- Full width mirror above vanity

INTERIOR FINISHES IN COMMON AREAS

- High Speed elevator service to parkade, lobby and all floors
- 5' wide pressurized hallways for efficient air circulation
- Textured commercial nylon carpet throughout corridors
- Painted entry door complete with lever handles and deadbolt
- Tile in lobby areas
- Flushmount mailboxes in lobby

EXTERIOR BUILDING FINISHES

- Smooth finish acrylic stucco with beautiful stone accents and base, plus stripped fir balcony columns
- Metal clad maintenance free windows and jamb extension
- Powder-coated aluminum railings
- Dura-deck or polyurethane coating on balconies
- Min. 25 year roof shingle
- Extensively landscaped grounds including in-ground irrigation system

HVAC AND ELECTRICAL FEATURES

- In-floor radiant heating throughout suite
- Structured wiring with Telus Optik High Speed fibre optic network
- Smart wiring for HDTV in every unit
- Hardwired smoke alarms
- Fireplaces optional in some suites
- Air conditioning optional in all suites

PLUMBING FEATURES

- Stainless steel double compartment kitchen sink with single lever tap
- Chrome single lever tub faucets and double handle sink faucets throughout
- PEX plumbing pipe for all domestic water supply lines, providing quieter plumbing operation
- All plumbing stacks contained within insulated wall assemblies

BUILDING LIFE SAFETY FEATURES

- Personal identity proximity card readers at main entry points
- State of the art video surveillance at key access points to building
- Safe City parkade including painted walls, columns and ceilings
- Mirrors eliminating blind spots in parkade
- Higher level of lighting in parkade
- Sprinklered building including parkade

HOME WARRANTY AND MAINTENANCE

- All units and common property are protected by National Home Warranty Program 1, 2, 5, 10 year extensive coverage
- Conasys Homeowner Information and Maintenance Package provided to all owners on move-in, detailing every product installed in your home and how to care for and maintain those products





Fitness & Recreation

- 1) Curves Country Hills
- 2) World Health
- 3) Curves Panorama
- 4) Goodlife Fitness
- 5) Sports and Health Complex
- 6) Country Hills Golf Club
- 7) Silver Springs Golf & Country Club
- 8) McCall Lake Golf Course

Restaurants & Cafes

- 9) Tim Hortons
- 10) Starbucks Coffee
- 11) Pizza Hut
- 12) Hawkwood Palace Restaurant
- 13) Edgemont Bar & Grill
- 14) Chicago Deep Dish Pizza
- 15) Tim Hortons
- 16) Symons Valley Ranch
- 17) Pizza Hut
- 18) Starbucks Coffee
- 19) McDonalds Restaurant
- 20) Western Express Pizza
- 21) Little Caesars
- 22) MacEwan Thai Foods
- 23) Pizza 22

Shopping

- 24) Beacon Hill Shopping Centre - 60+ Stores
Costco
- 25) Creekside Shopping Centre - 44+ Stores
- 26) Country Hills Village Shopping Centre - 18 Stores
- 27) Hamptons Co-op Shopping Centre
- 28) Real Canadian Superstore
- 29) New Bollywood Movies & Grocery
- 30) Real Canadian Superstore
- 31) T & T Supermarket
- 32) Rexall Drugs
- 33) Deerfoot Mall

Entertainment

- 34) Empire Studio 16

Schools

- 35) Hidden Valley School - French Immersion
- 36) Valley Creek Middle School
- 37) St Elizabeth Seton School (K-9)