



INVESTMENT ANALYSIS

Rental Guarantee

1 Bed + Den #201 E2 - 765 sqft

Package Price	\$ 340,560.00	including GST	1 stall(s)	1 locker(s)	
Downpayment	20% \$ 68,112.00				Investment Incentive: Rental Guarantee
Mortgage	\$ 272,448.00				Paid against the total price of the unit: \$ 340,560.00
Amortization (years)	30				Monthly Mortgage Payment: \$ (959.58)
Rate	1.65%				Monthly Seller Payment: \$ 1,986.60 7.0%

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage Principal	\$ 272,448	\$ 265,012	\$ 257,833	\$ 250,534	\$ 243,114	\$ 235,570
Home Equity	\$ 68,112	\$ 75,548	\$ 82,727	\$ 90,026	\$ 97,446	\$ 104,990
Mortgage Payments		\$ (11,515)	\$ (11,515)	\$ (11,515)	\$ (11,515)	\$ (11,515)
Payments from Seller		\$ 23,839	\$ 23,839	\$ 23,839	\$ -	\$ -
Tax Payment	2021 Assessment	\$ (1,996)	\$ (1,996)	\$ (1,996)	\$ (1,996)	\$ (1,996)
Condo Fee Payment \$/SF/Month	\$ (0.81)	\$ (7,407)	\$ (7,407)	\$ (7,407)	\$ (7,407)	\$ (7,407)
Vacant Cashflow		\$ 2,921	\$ 2,921	\$ 2,921	\$ (20,918)	\$ (20,918)
Rental Rate \$/PSF/Mo.	\$ 2.60					
Unit Rental Income	\$ 1,987 per month	\$ -	\$ -	\$ -	\$ 23,839	\$ 23,839
Net Cashflow	\$ (68,112)	\$ 2,921	\$ 2,921	\$ 2,921	\$ 2,921	\$ 107,911

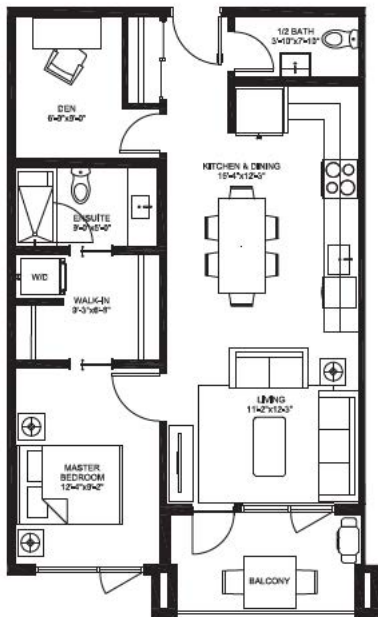
IRR	13%
Gross Cash Return	\$ 119,595
Net Cash Return	\$ 51,483
Cash on cash return	176% *if the property is sold after 5 years for the same price as it was purchased for*

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 2021. Pricing subject to change without notice. Investment Disclaimer: The Developer does not take responsibility or make any guarantees for investment decisions made by a purchaser. Analysis on this page is for evaluation purposes only.



UNIT E2 | SECOND FLOOR | 1 BEDROOM + DEN | 1.5 BATHROOM

p.M.
palette



Drawings are not to scale and are for conceptual purposes.

Developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, or cas, specifications, layouts and materials are approximate only and subject to change without notice.

INTERIOR	765 Sq Ft
BALCONY	89 Sq Ft
TOTAL	854 Sq Ft

i.D.
Inglewood
space - style - identity

sarina