



# INVESTMENT ANALYSIS

## ASSINIBOINE II Floorplan - 3 Bed 2 Bath + Flex - 1648 sqft total

Purchase Price	\$	426,000	including GST
Downpayment During Construction	5%	\$	21,300
Cash to Close in Q2 2024	15%	\$	63,900
Mortgage	\$	340,800	
Amortization (years)	30		
Financing Interest Rate	4.50%		

### Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,730)
October 2022 Market Rent:	\$	2,100

### Long Term Economics

		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 426,000	\$ 443,040	\$ 460,762	\$ 479,192	\$ 498,360	\$ 518,294
Mortgage Paydown (Principal)		\$ (340,800)	\$ (334,084)	\$ (328,404)	\$ (322,459)	\$ (316,239)	\$ (309,729)
Home Equity		\$ 85,200	\$ 108,956	\$ 132,358	\$ 156,733	\$ 182,121	\$ 208,565

### Cashflow Analysis

		2024	2025	2026	2027	2028
<b>Income</b>						
Unit Rental Income		\$ 27,216	\$ 28,305	\$ 29,437	\$ 30,614	\$ 31,839
Rental Growth Assumed	4.00%					
<b>Expenses</b>						
Mortgage Payments		\$ (20,766)	\$ (20,766)	\$ (20,766)	\$ (20,766)	\$ (20,766)
Property Tax Payment	\$ (159.58) monthly	\$ (2,030)	\$ (2,091)	\$ (2,154)	\$ (2,218)	\$ (2,285)
Condo Fee Payment \$/SF/Month	\$ (295.00)	\$ (3,752)	\$ (3,865)	\$ (3,981)	\$ (4,100)	\$ (4,223)
Expense Growth Assumed	3.00%					
<b>Net Cashflow</b>		\$ (85,200)	\$ 668	\$ 1,583	\$ 2,537	\$ 3,530
						\$ 213,130

### Investment Indicators

IRR		28%
Total Cash Return	\$	221,447
Cash on Cash Return		260% *if the property is sold in 2028*
Annualized ROI (6 years)		43%

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. October 2022. Pricing subject to change without notice. **Investment Disclaimer: The Developer and 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.**