



INVESTMENT ANALYSIS

CHESTER II Floorplan - 2 Bed 1.5 Bath - 1130 sqft total

Purchase Price	\$	380,415	including GST
Downpayment During Construction	5%	\$ 19,021	
Cash to Close in Q2 2024	15%	\$ 57,062	
Mortgage	\$	304,332	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,545)
October 2022 Market Rent:	\$	1,950

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 380,415	\$ 395,632	\$ 411,457	\$ 427,915	\$ 445,032	\$ 462,833
Mortgage Paydown (Principal)		\$ (304,332)	\$ (298,335)	\$ (293,262)	\$ (287,954)	\$ (282,399)	\$ (276,586)
Home Equity		\$ 76,083	\$ 97,297	\$ 118,195	\$ 139,961	\$ 162,633	\$ 186,247

Cashflow Analysis		2024	2025	2026	2027	2028
Income						
Unit Rental Income		\$ 25,272	\$ 26,283	\$ 27,334	\$ 28,428	\$ 29,565
Rental Growth Assumed	4.00%					
Expenses						
Mortgage Payments		\$ (18,544)	\$ (18,544)	\$ (18,544)	\$ (18,544)	\$ (18,544)
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%					
Net Cashflow		\$ (76,083)	\$ 946	\$ 1,783	\$ 2,656	\$ 3,565
			\$ 190,760			

Investment Indicators

IRR	28%
Total Cash Return	\$ 199,711
Cash on Cash Return	262% *if the property is sold in 2028*
Annualized ROI (6 years)	44%

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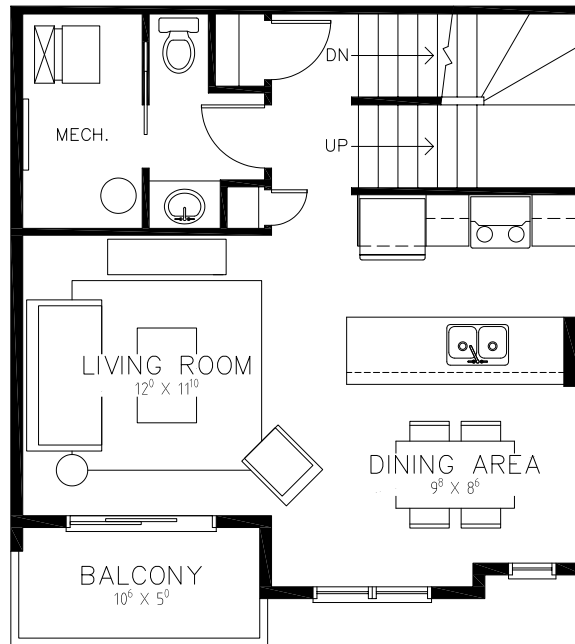
Chester II

1130 SQ FT



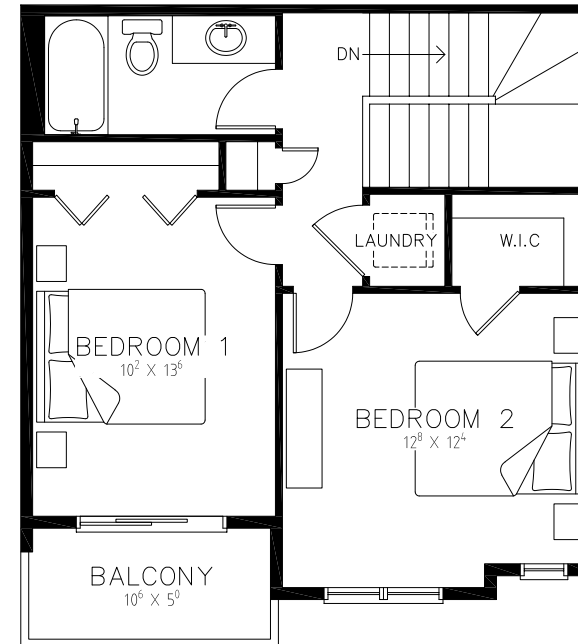
MAIN LEVEL

565 SQ FT



UPPER LEVEL

565 SQ FT



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INVESTMENT ANALYSIS

CHESTER Floorplan - 2 Bed 1.5 Bath - 1172 sqft total

Purchase Price	\$	398,286	including GST
Downpayment During Construction	5%	\$	19,914
Cash to Close in Q2 2024	15%	\$	59,743
Mortgage	\$	318,629	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,618)
October 2022 Market Rent:	\$	2,000

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 398,286	\$ 414,217	\$ 430,786	\$ 448,018	\$ 465,938	\$ 484,576
Mortgage Paydown (Principal)		\$ (318,629)	\$ (312,350)	\$ (307,039)	\$ (301,481)	\$ (295,666)	\$ (289,579)
Home Equity		\$ 79,657	\$ 101,867	\$ 123,747	\$ 146,536	\$ 170,273	\$ 194,996

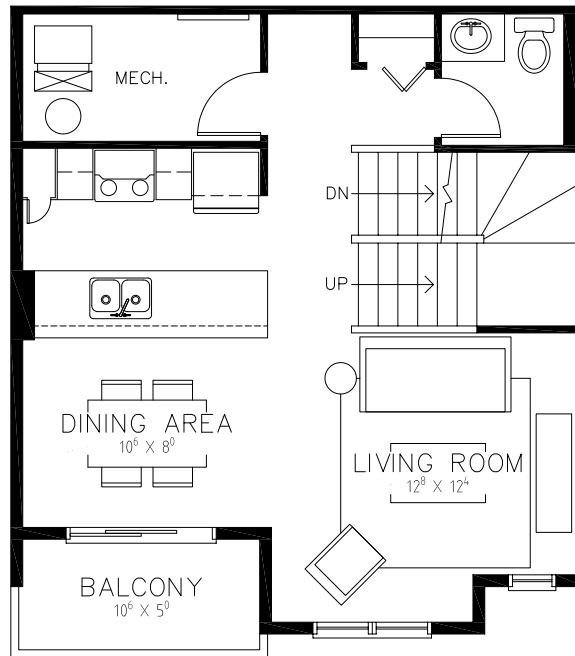
Cashflow Analysis		2024	2025	2026	2027	2028
Income						
Unit Rental Income		\$ 25,920	\$ 26,957	\$ 28,035	\$ 29,156	\$ 30,323
Rental Growth Assumed	4.00%					
Expenses						
Mortgage Payments		\$ (19,415)	\$ (19,415)	\$ (19,415)	\$ (19,415)	\$ (19,415)
Property Tax Payment	\$ (159.58) monthly	\$ (2,030)	\$ (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%					
Net Cashflow		\$ (79,657)	\$ 723	\$ 1,586	\$ 2,486	\$ 3,423
						\$ 199,396

Investment Indicators		
IRR		28%
Total Cash Return	\$	207,614
Cash on Cash Return		261% *if the property is sold in 2028*
Annualized ROI (6 years)		43%

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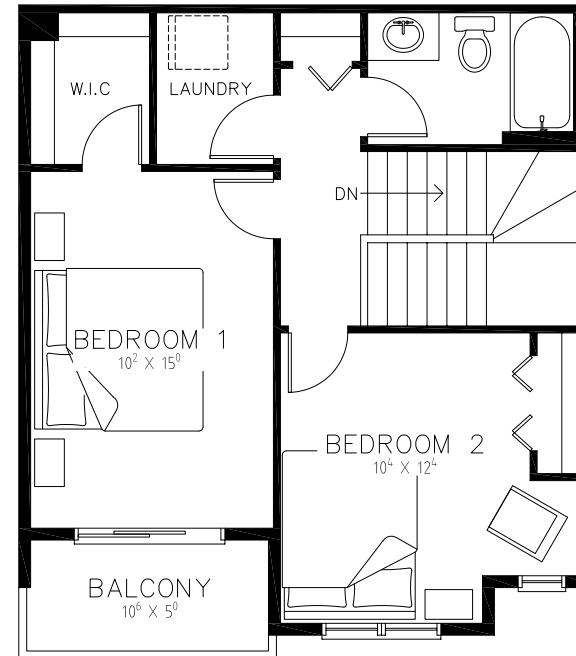
MAIN LEVEL

586 SQ FT



UPPER LEVEL

586 SQ FT



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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
Income						
Unit Rental Income		\$ 27,216	\$ 28,305	\$ 29,437	\$ 30,614	\$ 31,839
Rental Growth Assumed	4.00%					
Expenses						
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%					
Net Cashflow		\$ (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%

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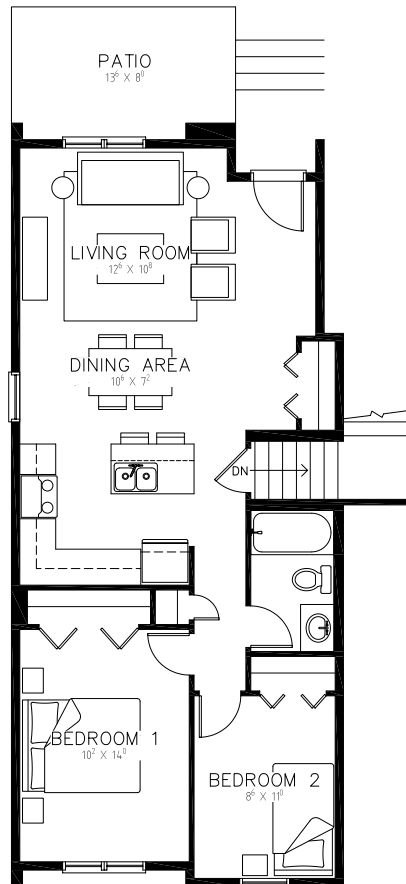
Assiniboine II

1648 SQ FT



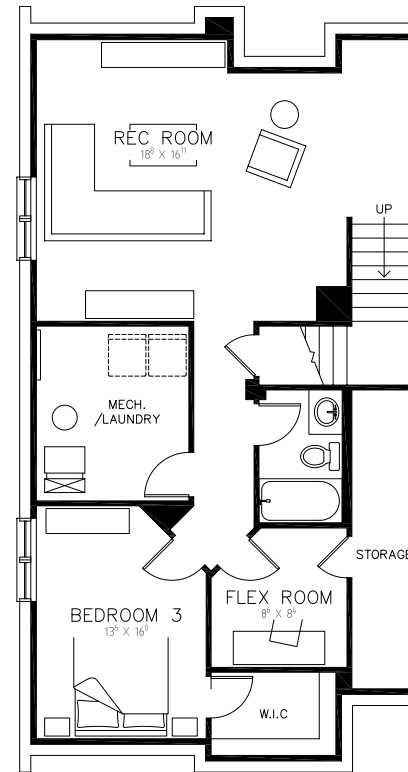
MAIN LEVEL

903 SQ FT



INCLUDED. LOWER LEVEL

745 SQ FT



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INVESTMENT ANALYSIS

ASSINIBOINE Floorplan - 3 Bed 2 Bath - 1745 sqft total

Purchase Price	\$	430,579	including GST
Downpayment During Construction	5%	\$	21,529
Cash to Close in Q2 2024	15%	\$	64,587
Mortgage	\$	344,463	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,749)
October 2022 Market Rent:	\$	2,125

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 430,579	\$ 447,802	\$ 465,714	\$ 484,343	\$ 503,717	\$ 523,865
Mortgage Paydown (Principal)		\$ (344,463)	\$ (337,675)	\$ (331,934)	\$ (325,926)	\$ (319,638)	\$ (313,058)
Home Equity		\$ 86,116	\$ 110,127	\$ 133,780	\$ 158,417	\$ 184,078	\$ 210,807

Cashflow Analysis		2024	2025	2026	2027	2028
Income						
Unit Rental Income		\$ 27,540	\$ 28,642	\$ 29,787	\$ 30,979	\$ 32,218
Rental Growth Assumed	4.00%					
Expenses						
Mortgage Payments		\$ (20,989)	\$ (20,989)	\$ (20,989)	\$ (20,989)	\$ (20,989)
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%					
Net Cashflow		\$ (86,116)	\$ 769	\$ 1,697	\$ 2,664	\$ 3,671
						\$ 215,528

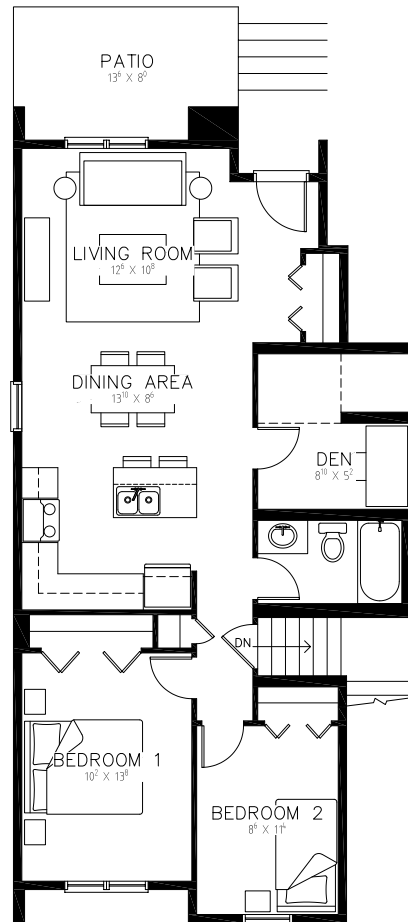
Investment Indicators

IRR		28%
Total Cash Return	\$	224,328
Cash on Cash Return		260% *if the property is sold in 2028*
Annualized ROI (6 years)		43%

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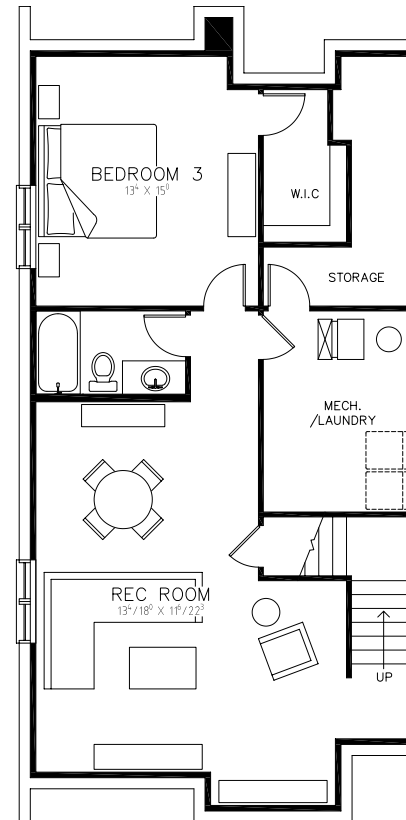
MAIN LEVEL

989 SQ FT



INCLUDED. LOWER LEVEL

756 SQ FT



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INVESTMENT ANALYSIS

GALWEY Floorplan - 3 Bed 3 Bath - 2064 sqft total

Purchase Price	\$	445,000	including GST
Downpayment During Construction	5%	\$	22,250
Cash to Close in Q2 2024	15%	\$	66,750
Mortgage	\$	356,000	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,808)
October 2022 Market Rent:	\$	2,200

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 445,000	\$ 462,800	\$ 481,312	\$ 500,564	\$ 520,587	\$ 541,411
Mortgage Paydown (Principal)		\$ (356,000)	\$ (348,985)	\$ (343,051)	\$ (336,841)	\$ (330,343)	\$ (323,543)
Home Equity		\$ 89,000	\$ 113,815	\$ 138,261	\$ 163,723	\$ 190,244	\$ 217,867

Cashflow Analysis		2024	2025	2026	2027	2028
Income						
Unit Rental Income		\$ 28,512	\$ 29,652	\$ 30,839	\$ 32,072	\$ 33,355
Rental Growth Assumed	4.00%					
Expenses						
Mortgage Payments		\$ (21,692)	\$ (21,692)	\$ (21,692)	\$ (21,692)	\$ (21,692)
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%					
Net Cashflow		\$ (89,000)	\$ 1,038	\$ 2,005	\$ 3,012	\$ 4,062

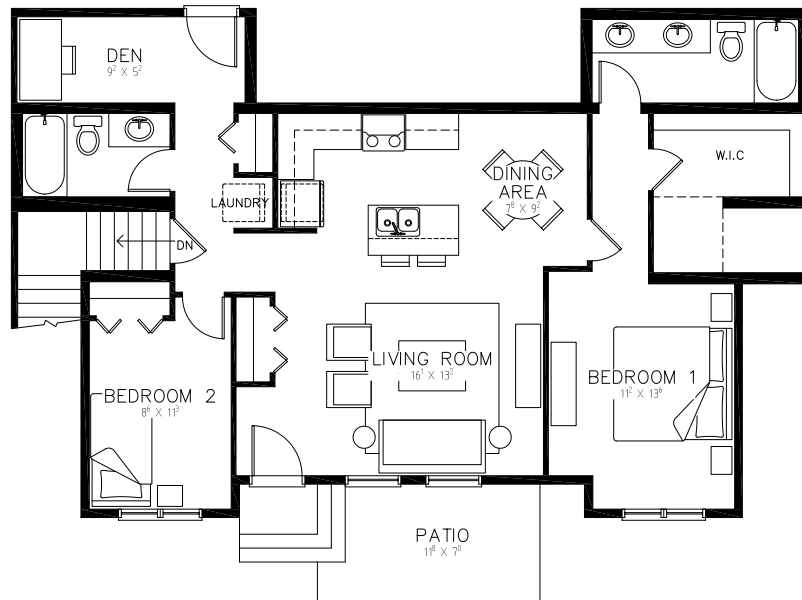
Investment Indicators

IRR		28%
Total Cash Return	\$	233,138
Cash on Cash Return		262% *if the property is sold in 2028*
Annualized ROI (6 years)		44%

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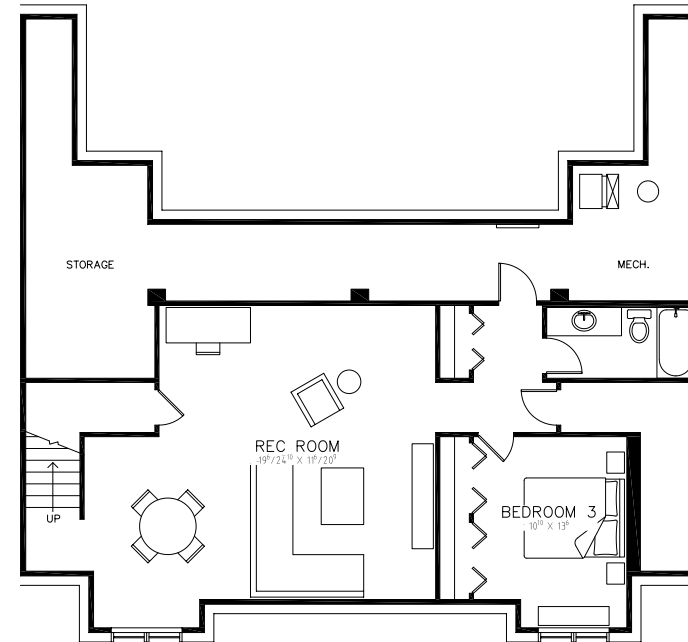
MAIN LEVEL

1184 SQ FT



INCLUDED. LOWER LEVEL

847 SQ FT



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INVESTMENT ANALYSIS

GALWEY II Floorplan - 3 Bed 3 Bath - 2064 sqft total

Purchase Price	\$	450,000	including GST
Downpayment During Construction	5%	\$	22,500
Cash to Close in Q2 2024	15%	\$	67,500
Mortgage	\$	360,000	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,828)
October 2022 Market Rent:	\$	2,250

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 450,000	\$ 468,000	\$ 486,720	\$ 506,189	\$ 526,436	\$ 547,494
Mortgage Paydown (Principal)		\$ (360,000)	\$ (352,906)	\$ (346,905)	\$ (340,626)	\$ (334,055)	\$ (327,179)
Home Equity		\$ 90,000	\$ 115,094	\$ 139,815	\$ 165,563	\$ 192,381	\$ 220,315

Cashflow Analysis		2024	2025	2026	2027	2028	
Income							
Unit Rental Income		\$ 29,160	\$ 30,326	\$ 31,539	\$ 32,801	\$ 34,113	
Rental Growth Assumed	4.00%						
Expenses							
Mortgage Payments		\$ (21,936)	\$ (21,936)	\$ (21,936)	\$ (21,936)	\$ (21,936)	
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%						
Net Cashflow		\$ (90,000)	\$ 1,442	\$ 2,435	\$ 3,469	\$ 4,547	\$ 225,984

Investment Indicators

IRR		29%
Total Cash Return	\$	237,877
Cash on Cash Return		264% *if the property is sold in 2028*
Annualized ROI (6 years)		44%

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Galwey II

2064 SQ FT



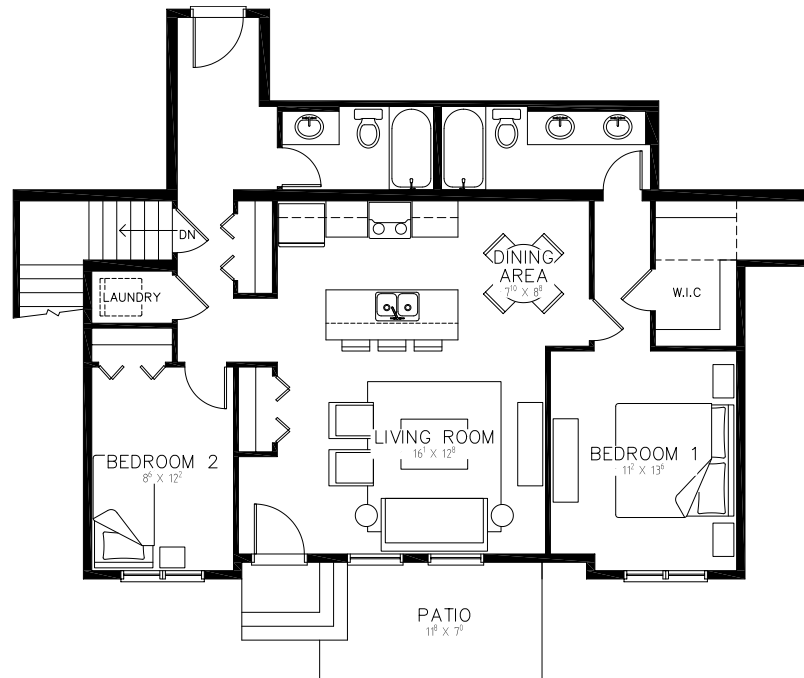
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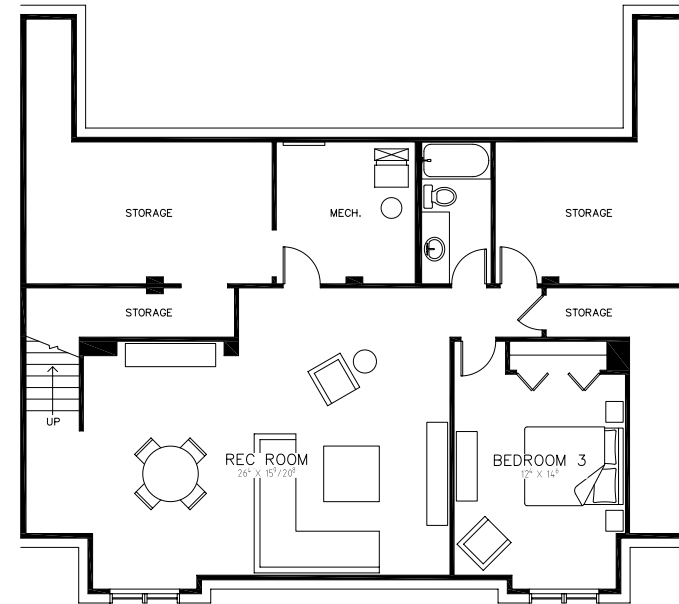
MAIN LEVEL

1175 SQ FT



INCLUDED. LOWER LEVEL

889 SQ FT



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INVESTMENT ANALYSIS

RUNDLE Floorplan - 3 Bed 2.5 Bath - 1463 sqft total

Purchase Price	\$	483,887	including GST
Downpayment During Construction	5%	\$	24,194
Cash to Close in Q2 2024	15%	\$	72,583
Mortgage	\$	387,110	
Amortization (years)	30		
Financing Interest Rate	4.50%		

Investment Incentive: 4 Years PM Inc.

Monthly Mortgage Payment:	\$	(1,966)
October 2022 Market Rent:	\$	2,400

Long Term Economics		2023	2024	2025	2026	2027	2028
Market Appreciation Assumed	4.00%	\$ 483,887	\$ 503,243	\$ 523,372	\$ 544,307	\$ 566,080	\$ 588,723
Mortgage Paydown (Principal)		\$ (387,110)	\$ (379,482)	\$ (373,029)	\$ (366,277)	\$ (359,211)	\$ (351,817)
Home Equity		\$ 96,777	\$ 123,761	\$ 150,343	\$ 178,030	\$ 206,868	\$ 236,906

Cashflow Analysis		2024	2025	2026	2027	2028
Income						
Unit Rental Income		\$ 31,104	\$ 32,348	\$ 33,642	\$ 34,988	\$ 36,387
Rental Growth Assumed	4.00%					
Expenses						
Mortgage Payments		\$ (23,588)	\$ (23,588)	\$ (23,588)	\$ (23,588)	\$ (23,588)
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%					
Net Cashflow		\$ (96,777)	\$ 1,734	\$ 2,805	\$ 3,920	\$ 5,082
						\$ 243,198

Investment Indicators

IRR		29%
Total Cash Return	\$	256,738
Cash on Cash Return		265% *if the property is sold in 2028*
Annualized ROI (6 years)		44%

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Rundle

1463 SQ FT



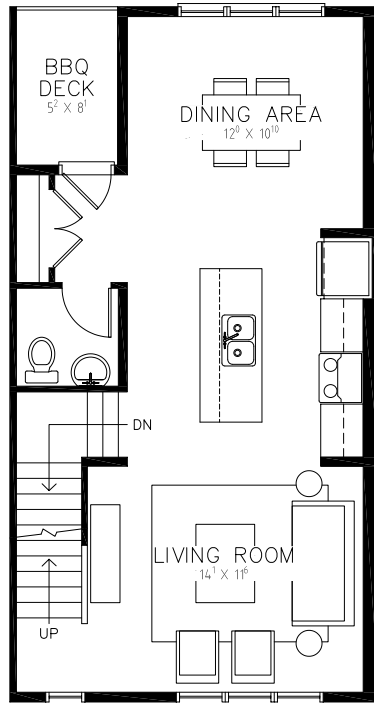
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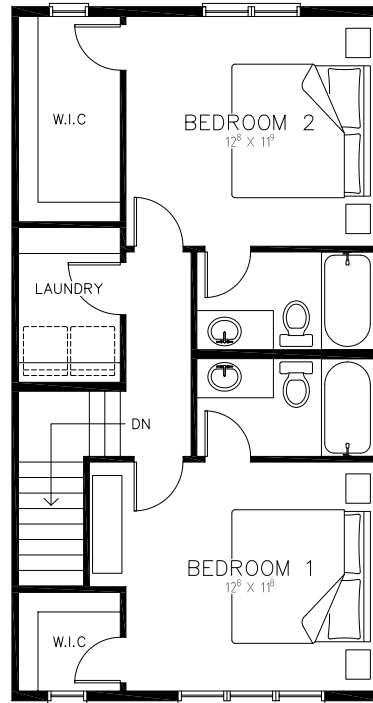
MAIN LEVEL

624 SQ FT



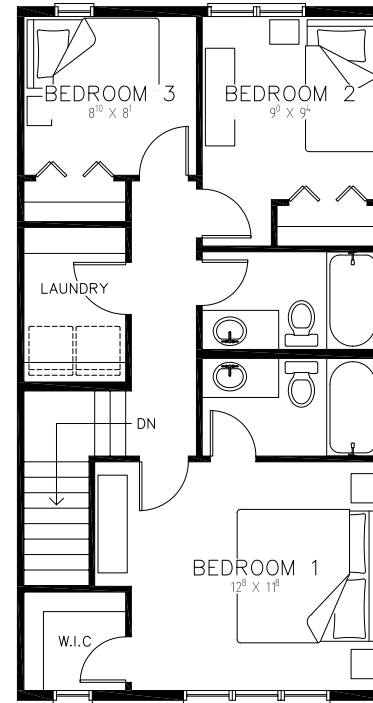
OPT. UPPER LEVEL 2 BEDROOM

669 SQ FT



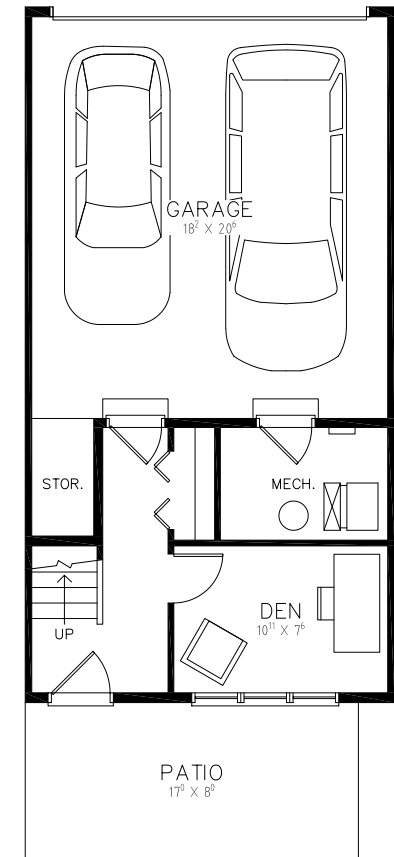
OPT. UPPER LEVEL 3 BEDROOM

669 SQ FT



ENTRY LEVEL

170 SQ FT



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