



# INVESTMENT ANALYSIS

## Rental Guarantee

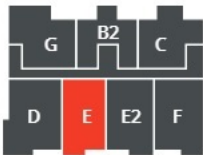
### 2 Bed + Den #307 E - 765 sqft

Package Price	\$	<b>348,560.00</b>	including GST	1 stall(s)	1 locker(s)	
Downpayment	<b>20%</b>	\$	69,712.00			Investment Incentive: <b>Rental Guarantee</b>
Mortgage	\$	278,848.00				Paid against the total price of the unit: \$ <b>348,560.00</b>
Amortization (years)	<b>30</b>					Monthly Mortgage Payment: \$ <b>(982.13)</b>
Rate	<b>1.65%</b>					Monthly Seller Payment: \$ <b>2,033.27</b> <b>7.0%</b>

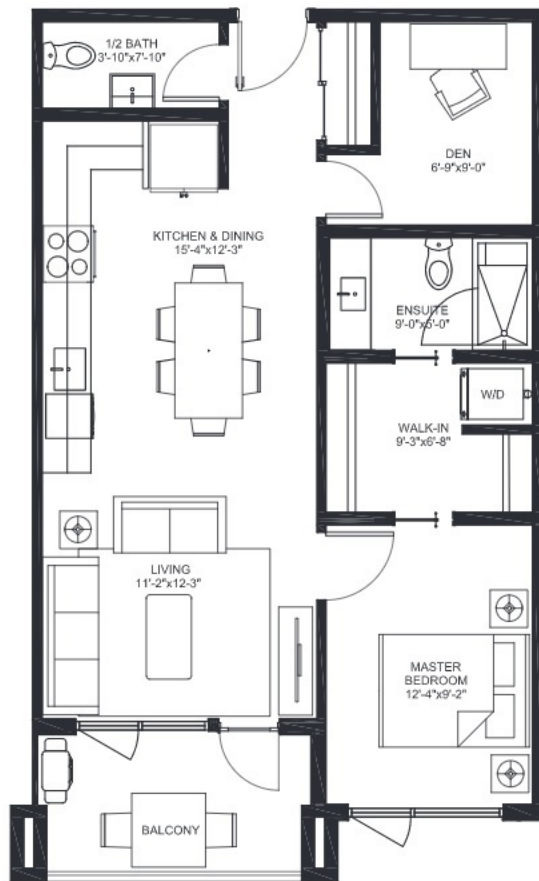
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Mortgage Principal	\$ 278,848	\$ 271,237	\$ 263,890	\$ 256,420	\$ 248,825	\$ 241,104
Home Equity	\$ 69,712	\$ 77,323	\$ 84,670	\$ 92,140	\$ 99,735	\$ 107,456
Mortgage Payments		\$ (11,786)	\$ (11,786)	\$ (11,786)	\$ (11,786)	\$ (11,786)
Payments from Seller		\$ 24,399	\$ 24,399	\$ 24,399	\$ -	\$ -
Tax Payment	<b>2021 Assessment</b>	\$ (1,996)	\$ (1,996)	\$ (1,996)	\$ (1,996)	\$ (1,996)
Condo Fee Payment \$/SF/Month	\$ <b>(0.81)</b>	\$ (7,407)	\$ (7,407)	\$ (7,407)	\$ (7,407)	\$ (7,407)
<b>Vacant Cashflow</b>		\$ <b>3,211</b>	\$ <b>3,211</b>	\$ <b>3,211</b>	\$ <b>(21,189)</b>	\$ <b>(21,189)</b>
Rental Rate \$/PSF/Mo.	\$ <b>2.66</b>					
Unit Rental Income	\$ <b>2,033 per month</b>	\$ -	\$ -	\$ -	\$ 24,399	\$ 24,399
<b>Net Cashflow</b>	\$ <b>(69,712)</b>	\$ <b>3,211</b>	\$ <b>3,211</b>	\$ <b>3,211</b>	\$ <b>3,211</b>	\$ <b>110,667</b>

<b>IRR</b>	<b>13%</b>
Gross Cash Return	\$ 123,509
Net Cash Return	\$ 53,797
<b>Cash on cash return</b>	<b>177% *if the property is sold after 5 years for the same price as it was purchased for*</b>

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 E | THIRD FLOOR | 1 BEDROOM + DEN | 1.5 BATHROOM



Drawings are not to scale and are for conceptual purposes

**i.D.**  
inglewood  
space - style - identity

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

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