



# INVESTMENT ANALYSIS

**ASSINIBOINE Floorplan - 3 Bed 2 Bath - 1745 sqft total**

Purchase Price	\$	<b>430,579</b>	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
<b>Income</b>						
Unit Rental Income		\$ 27,540	\$ 28,642	\$ 29,787	\$ 30,979	\$ 32,218
Rental Growth Assumed	4.00%					
<b>Expenses</b>						
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%					
<b>Net Cashflow</b>		<b>\$ (86,116)</b>	<b>\$ 769</b>	<b>\$ 1,697</b>	<b>\$ 2,664</b>	<b>\$ 3,671</b>

**Investment Indicators**

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