



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%

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.**