

OVERVIEW

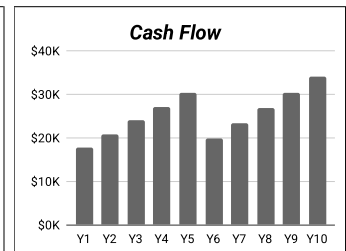
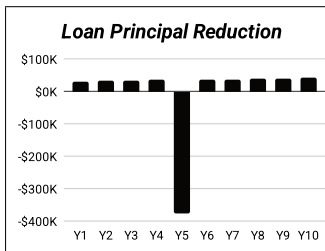
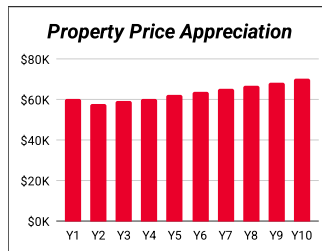
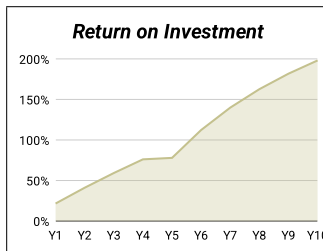
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Property Details	
Number of Units	6
Net Rentable SF	7,580
Average Unit Size	1,263

Acquisition Details	
Purchase Price	\$2,250,000
Acquisition Cap Rate	5.35%
Purchase Price/Unit	\$375,000
Purchase Price/SF	\$297
Total Cost of Project	\$2,294,225
Total Cost/Unit	\$382,371

Source and Use of Funds (Acquisition)	
Capital Required	\$494,225
Acquisition Loan Proceeds	\$1,800,000
Total Sources	\$2,294,225
Purchase Price	\$2,250,000
Closing Costs	\$44,225
Renovation Budget	-
Total Uses	\$2,294,225

Renovation Details	
Start Month	-
End Month	-
Total Construction Costs	-
Total Construction Costs/Unit	-
Return on Cost	-



10-Year Period Summary

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Investments											
GST/HST Rebate	\$24,000	-	-	-	-	-	-	-	-	-	\$24,000
Loan Fees	-	-	-	-	-	-	-	-	-	-	-
Loan Principal Reduction	\$31,880	\$33,168	\$34,508	\$35,902	(\$375,769)	\$36,137	\$37,596	\$39,115	\$40,696	\$42,340	(\$44,426)
Cumulative Investments	\$502,105	\$535,274	\$569,782	\$605,684	\$229,915	\$266,052	\$303,648	\$342,763	\$383,459	\$425,799	\$425,799
Cash Flows											
Total Rental and Other Income	\$152,762	\$156,581	\$160,496	\$164,508	\$168,621	\$172,837	\$177,158	\$181,586	\$186,126	\$190,779	\$1,711,455
Total Operating Expenses	\$32,235	\$33,041	\$33,867	\$34,714	\$35,582	\$36,471	\$37,383	\$38,318	\$39,275	\$40,257	\$361,143
Net Operating Income	\$120,527	\$123,540	\$126,629	\$129,795	\$133,039	\$136,365	\$139,775	\$143,269	\$146,851	\$150,522	\$1,350,312
Loan Payments	\$102,712	\$102,712	\$102,712	\$102,712	\$102,712	\$116,425	\$116,425	\$116,425	\$116,425	\$116,425	\$1,095,683
Total Cash Flow	\$17,815	\$20,828	\$23,917	\$27,083	\$30,327	\$19,941	\$23,350	\$26,844	\$30,426	\$34,097	\$254,629
Property Equity											
Property Value	\$2,310,525	\$2,368,288	\$2,427,495	\$2,488,183	\$2,550,387	\$2,614,147	\$2,679,501	\$2,746,488	\$2,815,150	\$2,885,529	\$2,885,529
Loan Balance	\$1,768,120	\$1,734,951	\$1,700,443	\$1,664,541	\$2,040,310	\$2,004,173	\$1,966,577	\$1,927,462	\$1,886,766	\$1,844,426	\$1,844,426
Total Equity	\$542,405	\$633,337	\$727,052	\$823,642	\$510,077	\$609,974	\$712,924	\$819,027	\$928,384	\$1,041,103	\$1,041,103
Return Metrics											
Cap Rate	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%	5.35%
Cash on Cash Return	3.55%	3.89%	4.20%	4.47%	13.19%	7.50%	7.69%	7.83%	7.93%	8.01%	8.01%
Return on Equity	3.28%	3.29%	3.29%	3.29%	5.95%	3.27%	3.28%	3.28%	3.28%	3.28%	3.28%
Return on Investment (ROI)	21.95%	41.47%	59.60%	76.49%	78.31%	112.72%	140.35%	163.12%	182.27%	198.62%	198.62%
Financial Ratios											
Rent to Value	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%
Gross Rent Multiplier	14.43x	14.46x	14.46x	14.46x	14.46x	14.46x	14.46x	14.46x	14.46x	14.46x	14.46x
Equity Multiple	1.19x	1.43x	1.68x	1.94x	1.34x	1.59x	1.86x	2.15x	2.44x	2.76x	2.76x
Break Even Ratio	86.57%	84.96%	83.40%	81.87%	80.37%	86.69%	85.08%	83.51%	81.98%	80.48%	80.48%
Debt Coverage Ratio	1.17x	1.20x	1.23x	1.26x	1.30x	1.17x	1.20x	1.23x	1.26x	1.29x	1.29x
Debt Yield	6.82%	7.12%	7.45%	7.80%	6.52%	6.80%	7.11%	7.43%	7.78%	8.16%	8.16%

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INPUT

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ACQUISITION ASSUMPTIONS

Property Closing Date	4 July 2025
Purchase Price	\$2,250,000
Acquisition Cap Rate	5.35%
Closing Costs	\$44,225
Annual Appreciation Rate	2.50%

Closing Cost

Legal Fees	\$1,500.00
Land Transfer Tax	\$42,725.00
GST/HST	-
Acquisition Loan Fees	-
Total Closing Cost	\$44,225.00

Location (for Land Transfer Tax and GST/HST)

Province	Ontario
City	Outside Toronto

First-Time Home Buyer? ☐
 GST/HST Included in Price? ☒

RENOVATION ASSUMPTIONS

Renovation Budget	
Month Start	
Month End	
After Renovation Value	
After Renovation Cap Rate	-

FINANCING ASSUMPTIONS

Acquisition Loan

Acquisition Financing?	<input checked="" type="checkbox"/>
Down Payment (%)	20% of Purchase Price
Loan Amount	\$1,800,000
Going-In Debt Coverage Ratio	1.17x
Going-In Debt Yield	6.69%
Interest Rate	4.00%
Interest-Only Period	
Loan Fee (%)	
Amortization	360 Months

Refinancing Loan

Refinancing?	<input checked="" type="checkbox"/>
Refinance Timing	End of Year 5
Loan-To-Value Ratio	80% of Appreciated Value
Loan Amount	\$2,040,310
Going-In Debt Coverage Ratio	1.17x
Going-In Debt Yield	6.68%
Interest Rate	4.00%
Interest-Only Period	
Loan Fee (%)	
Amortization	360 Months

REVENUE ASSUMPTIONS

Unit Type	# of Units	SF	In-Place Rent/ Month	Stabilized Rent/ Month (Only for Renovation)
201A	1	1,351.00	\$2,350.00	
201B (2 Parking, \$100/month)	1	1,248.00	\$2,250.00	
201C	1	1,191.00	\$1,895.00	
203A	1	1,351.00	\$2,350.00	
203B (2 Parking, \$100/month)	1	1,248.00	\$2,250.00	
203C	1	1,191.00	\$1,895.00	
Total	6	7,580.00	\$12,990.00	-

Note: To add more unit entries, click the [+] icon on the left to expand the section.

In-Place Rent Reduction (%)
 (during Renovation)
 Months to Stabilized Rent
 (after Renovation)

Vacancy Rate	2.00%
Other Income/Unit/Month	
Annual Revenue Growth Rate	2.50%

EXPENSE ASSUMPTIONS

Property Management Fee	Percentage of Gross Rent
Percentage of Gross Rent	4.00%
Annual Expense Growth	2.50%

	Year Total	\$/Unit/Year
Property Management Fee	\$6,235.20	\$1,039.20
Property Taxes	\$15,000.00	\$2,500.00
Insurance	\$5,000.00	\$833.33
Payroll	\$0.00	\$0.00
General & Administrative	\$0.00	\$0.00
Marketing	\$0.00	\$0.00
Repairs & Maintenance	\$3,000.00	\$500.00
Snow / Grass	\$3,000.00	\$500.00
Utilities	\$0.00	\$0.00

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