PROFORMA
AK 7-Plex
11818 37 Street
Edmonton, AB

REVENUE	# Units	Size/S.F.	Avg. Rent	Rent/S.F.
2 Bedrooms Basement	3		$1,200	#DIV/0!
3 Bedrooms Main Floor	3		$2,000	#DIV/0!
5 Bedrooms With In Law Suit	1		$2,600	
Storage	0			
Parking	3		$50	
Laundry	0			
REVENUE	**7**	**0**	**$1,743**	**#DIV/0!**
		Plus Common Area		
GROSS POTENTIAL REVENUE				
Less: Vacancy & Bad Debt Allowance	4.00%	of Gross Potential Revenue		
EFFECTIVE GROSS REVENUE				

			Projected
Less: Operating Expenses			PUPA
Property Taxes			$2,000
Insurance			$857
Utilities-Common Areas			$0
Utilities-Water			$0
Replacement Reseve (Appliances)			$300
Caretaker Salaries	$0.00	/ suite / month	$0
Management Fees	4.25%	of EGR	$864
Landscaping & Snow Removal (Caretaker)			$0
Repairs & Maintenance			$553
Misc. & Advertising			$400
TOTAL OPERATING EXPENSES			**$4,974**

NET OPERATING INCOME

	Loan Amount	Interest Rate	Amortization
FIRST MORTGAGE DEBT SERVICE	$1,845,000	4.20%	50

CASH FLOW AFTER DEBT SERVICE

DEBT SERVICE COVERAGE

UNDERWRITING & ANALYSIS

Global Analysis

Present Value	$2,050,000
Estimated Capitalization Rate	5.25%
Estrimated Loan at 90%	$1,845,000
Loan to Value	90.00%
Value Per Suite	$292,857
Loan Per Suite	$263,571

Rental Analysis

Average Rent / Suite / Month
Break Even Rent / Suite / Month
Default Point
Operating Expenses / Suite
Operating Expenses / E.G.R.

Purchaser's Returns Analysis (If

Cash Equity Required
Cash On Cash Return
Avg. Principal paydown / yr.
Return on Equity / Total Yield
Investment Horizon in Yrs.

Annual
$43,200
$72,000
$31,200
$1,800
$148,200
$148,200
($5,928)
$142,272
Projected 2026 Per Annum
$14,000
$6,000
$0
$2,100
$0
$6,047
$2,400
$1,400
$2,800
$34,747
$107,525
($87,810)
$19,716
1.22
$1,743
$1,459
82.70%
$4,974
24.42%
Sold)
$205,000
9.62%
$168,941
92.03%
20.00