

1321 17 Avenue S, Lethbridge AB

COSTS	
Purchase price	\$270,000
After repair value	\$330,000
Purchase closing costs	\$2,000

RENOVATIONS	
Reno. cost	\$20,000
Reno. year (1st, 2nd, ...)	1
Reno. timeframe (months)	3

FINANCING	
Down payment %	20%
Loan interest rate %	2.50%
PMI %	0.00%
Mortgage (years)	25
Lender points amount	\$0
Other fees	\$0

REVENUE & MKT ASSUMPTIONS	
Rent per unit (before reno)	\$800
Rent per unit (after reno)	\$1,000
# units	2
Vacancy rate %	6.00%
Annual appreciation	2.00%
Annual rent increase	2.00%
Annual op. ex. increase	4.00%
Other monthly income	\$0

EXPENSES PER MONTH	
P&I (with PMI)	\$1,184
Property taxes	\$270
Insurance	\$120
Capital expenditure %	6.00%
Property management %	10.00%
Sewer	\$0
Water	\$0
Lawn	\$0
Garbage	\$0
Additional expense	\$0

JV PARTNERSHIP STRUCTURE	
Capital Partner	50%

\$2,000.00
MONTHLY INCOME
\$1,845
MONTHLY EXPENSES
\$76,000
CAPITAL OUTLAY
\$28,000
REM. INVESTED CAPITAL
8.48%
CAPITAL AS % OF EQUITY
\$264,000
FINANCE AMOUNT
4.39%
ARV CAP RATE
4.96%
PP + COST CAP RATE
\$2,718
NOI - FINANCING EXP.
\$34.85
MONTHLY CASH FLOW
\$38,000
FORCED APPRECIATION

128.76%
5 YR INCOME ROI
135.71%
FORCED APPRECIAT. ROI
97.15%
5 YR MARKET ROI
361.63%
5 YR TOTAL ROI
72.33%
TOTAL ROI / YR
\$50,627.58
CAPITAL PARTNER:
5 YR TOTAL RETURN
36.16%
CAPITAL PARTNER:
TOTAL ROI / YR

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Annual Revenue Increase	2%	0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual Operating Expense Increase	4%	0.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Revenues																					
Rental Income	\$2,000	24,000	24,000	24,000	24,480	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	29,256	29,841	30,438	31,047	31,667	32,301	32,947	33,606
Adjusting for Reno. Loss of Income		(6,000)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy/Loss Rate	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Vacancy/Loss monetary value	(120)	(1,440)	(1,440)	(1,440)	(1,469)	(1,498)	(1,528)	(1,559)	(1,590)	(1,622)	(1,654)	(1,687)	(1,721)	(1,755)	(1,790)	(1,826)	(1,863)	(1,900)	(1,938)	(1,977)	(2,016)
Gross Income	\$1,880	16,560	22,560	22,560	23,011	23,471	23,941	24,420	24,908	25,406	25,914	26,433	26,961	27,501	28,051	28,612	29,184	29,767	30,363	30,970	31,589
Expenses																					
Property Taxes Annual	\$3,240	3,240	3,370	3,504	3,645	3,790	3,942	4,100	4,264	4,434	4,612	4,796	4,988	5,187	5,395	5,611	5,835	6,068	6,311	6,564	6,826
Insurance Annual	\$1,440	1,440	1,498	1,558	1,620	1,685	1,752	1,822	1,895	1,971	2,050	2,132	2,217	2,305	2,398	2,494	2,593	2,697	2,805	2,917	3,034
Cap Ex Annual	\$994	994	1,033	1,075	1,118	1,162	1,209	1,257	1,308	1,360	1,414	1,471	1,530	1,591	1,654	1,721	1,789	1,861	1,935	2,013	2,093
Variable Cost PM (% Income)	\$188	1,656	2,256	2,256	2,301	2,347	2,394	2,442	2,491	2,541	2,591	2,643	2,696	2,750	2,805	2,861	2,918	2,977	3,036	3,097	3,159
Sewer Service (per unit Monthly)	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water (per unit) Monthly	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage Monthly	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lawn Care (7 months) Monthly	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	\$661	7,330	8,157	8,393	8,683	8,984	9,297	9,621	9,957	10,305	10,667	11,042	11,430	11,834	12,252	12,686	13,136	13,603	14,088	14,591	15,112
Expenses as % of Gross Income		36.54%	40.0%	41.0%	41.5%	42.0%	42.5%	43.0%	43.6%	44.1%	44.7%	45.3%	45.9%	46.4%	47.1%	47.7%	48.3%	49.0%	49.6%	50.3%	51.0%
Net Operating Income (NOI)		9,230	14,403	14,167	14,328	14,487	14,644	14,799	14,951	15,101	15,248	15,391	15,531	15,667	15,799	15,926	16,048	16,164	16,275	16,379	16,477
Cash Flow																					
NOI	\$1,219.20	9,230	14,403	14,167	14,328	14,487	14,644	14,799	14,951	15,101	15,248	15,391	15,531	15,667	15,799	15,926	16,048	16,164	16,275	16,379	16,477
Mortgage	\$1,184.35	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212	14,212
Total Cash Flow	\$34.85	(4,982)	191	(45)	116	275	432	587	739	889	1,035	1,179	1,319	1,455	1,586	1,713	1,835	1,952	2,063	2,167	2,265
Cash ROI		-17.79%	0.68%	-0.16%	0.41%	0.98%	1.54%	2.10%	2.64%	3.17%	3.70%	4.21%	4.71%	5.20%	5.67%	6.12%	6.55%	6.97%	7.37%	7.74%	8.09%
Equity Accrued (range)	\$641.67	7,700	7,895	8,094	8,299	8,509	8,724	8,945	9,171	9,403	9,641	9,884	10,134	10,391	10,653	10,923	11,199	11,482	11,773	12,070	12,376
Total Return	\$226.52	2,718	8,086	8,050	8,415	8,784	9,156	9,531	9,910	10,292	10,676	11,063	11,453	11,845	12,240	12,636	13,034	13,434	13,835	14,238	14,641
Total ROI		9.71%	28.88%	28.75%	30.05%	31.37%	32.70%	34.04%	35.39%	36.76%	38.13%	39.51%	40.90%	42.30%	43.71%	45.13%	46.55%	47.98%	49.41%	50.85%	52.29%