

78 Chilcotin Road W, Lethbridge AB

COSTS	
Purchase price	\$255,000
After repair value	\$300,000
Purchase closing costs	\$2,000

RENOVATIONS	
Reno. cost	\$15,000
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)	\$950
# 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)	\$1,077
Property taxes	\$255
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%

\$1,900.00
MONTHLY INCOME
\$1,709
MONTHLY EXPENSES
\$68,000
CAPITAL OUTLAY
\$32,000
REM. INVESTED CAPITAL
10.67%
CAPITAL AS % OF EQUITY
\$240,000
FINANCE AMOUNT
4.57%
ARV CAP RATE
5.04%
PP + COST CAP RATE
\$2,795
NOI - FINANCING EXP.
\$77.06
MONTHLY CASH FLOW
\$28,000
FORCED APPRECIATION

110.02%
5 YR INCOME ROI
87.50%
FORCED APPRECIAT. ROI
77.28%
5 YR MARKET ROI
274.80%
5 YR TOTAL ROI
54.96%
TOTAL ROI / YR
\$43,968.71
CAPITAL PARTNER:
5 YR TOTAL RETURN
27.48%
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%	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%	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	\$1,900	22,800	22,800	22,800	23,256	23,721	24,196	24,679	25,173	25,677	26,190	26,714	27,248	27,793	28,349	28,916	29,494	30,084	30,686	31,300	31,926
Adjusting for Reno. Loss of Income		(5,700)	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	(114)	(1,368)	(1,368)	(1,368)	(1,395)	(1,423)	(1,452)	(1,481)	(1,510)	(1,541)	(1,571)	(1,603)	(1,635)	(1,668)	(1,701)	(1,735)	(1,770)	(1,805)	(1,841)	(1,878)	(1,916)
Gross Income	\$1,786	15,732	21,432	21,432	21,861	22,298	22,744	23,199	23,663	24,136	24,619	25,111	25,613	26,125	26,648	27,181	27,725	28,279	28,845	29,422	30,010
Expenses																					
Property Taxes Annual	\$3,060	3,060	3,182	3,310	3,442	3,580	3,723	3,872	4,027	4,188	4,355	4,530	4,711	4,899	5,095	5,299	5,511	5,731	5,961	6,199	6,447
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	\$944	944	982	1,021	1,062	1,104	1,148	1,194	1,242	1,292	1,343	1,397	1,453	1,511	1,572	1,635	1,700	1,768	1,839	1,912	1,989
Variable Cost PM (% Income)	\$179	1,573	2,143	2,143	2,186	2,230	2,274	2,320	2,366	2,414	2,462	2,511	2,561	2,613	2,665	2,718	2,772	2,828	2,884	2,942	3,001
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	\$632	7,017	7,805	8,031	8,310	8,598	8,898	9,208	9,530	9,864	10,210	10,569	10,942	11,328	11,729	12,145	12,577	13,024	13,489	13,971	14,471
Expenses as % of Gross Income		36.78%	40.2%	41.2%	41.7%	42.2%	42.8%	43.3%	43.9%	44.4%	45.0%	45.6%	46.2%	46.8%	47.4%	48.0%	48.6%	49.3%	50.0%	50.6%	51.3%
Net Operating Income (NOI)		8,715	13,627	13,401	13,551	13,699	13,846	13,991	14,133	14,272	14,408	14,542	14,671	14,797	14,919	15,036	15,148	15,255	15,356	15,451	15,539
Cash Flow																					
NOI	\$1,153.74	8,715	13,627	13,401	13,551	13,699	13,846	13,991	14,133	14,272	14,408	14,542	14,671	14,797	14,919	15,036	15,148	15,255	15,356	15,451	15,539
Mortgage	\$1,076.68	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920	12,920
Total Cash Flow	\$77.06	(4,205)	707	480	631	779	926	1,070	1,212	1,352	1,488	1,621	1,751	1,877	1,999	2,116	2,228	2,335	2,436	2,531	2,619
Cash ROI		-13.14%	2.21%	1.50%	1.97%	2.44%	2.89%	3.34%	3.79%	4.22%	4.65%	5.07%	5.47%	5.87%	6.25%	6.61%	6.96%	7.30%	7.61%	7.91%	8.19%
Equity Accrued (range)	\$583.33	7,000	7,177	7,359	7,545	7,735	7,931	8,132	8,337	8,548	8,764	8,986	9,213	9,446	9,685	9,930	10,181	10,438	10,702	10,973	11,251
Total Return	\$232.89	2,795	7,884	7,839	8,175	8,515	8,857	9,202	9,550	9,900	10,252	10,607	10,964	11,323	11,683	12,045	12,409	12,773	13,138	13,504	13,870
Total ROI		8.73%	24.64%	24.50%	25.55%	26.61%	27.68%	28.76%	29.84%	30.94%	32.04%	33.15%	34.26%	35.38%	36.51%	37.64%	38.78%	39.92%	41.06%	42.20%	43.34%