

PROJECT PROFORMA FOR INVESTORS					
 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT NAME		8 Plex	4336 72nd St,NW Calgary (Bowness)	
	Purchase Details		\$	Eligibility Requirements	
	Purchase Price		\$2,897,999	Min. Liquidity	\$295,596
	Brokerage Underwriting & Lending Fee		\$57,960	Min. NetWorth	\$738,990
	TOTAL		\$2,955,959	BUILDER DEPOSIT	5%
	Deposit (\$)		\$147,798	Delivery Timeline	Sept 2026
Closing rebate			\$57,960	Lending Type	Take Out
Unit Configuration		# of Units	Unit Price	Monthly	Annual
3 Beds Upper Level		4	\$2,550	\$10,200	\$122,400
2 Beds Lower Level		4	\$1,500	\$6,000	\$72,000
TOTAL		8		\$15,600	\$194,400
Other Income					
Source	# of Units	Usage	Avg Rent	Annual	
PARKING	4	100.00%	\$100	\$4,800	
PET	8	40.00%	\$50	\$1,920	
TOTAL				\$6,720	
GROSS INCOME				\$201,120	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$17,968	Management & salaries Y1	\$0.00	\$12,067
Insurance		\$4,600	Wear & Tear	\$4,022	
Utilities		\$0	Replacement Reserve	\$4,022.40	
Repairs and Maintenance		\$3,888	Vacancy & Bad Debt 3%	\$6,033.60	
			Total Operating Expense	\$40,534	\$52,601
			Net Operating Income	\$160,586	\$148,519
Debt Services					
Loan	Loan Amount	Interest	Amortization	Monthly	Annually
Mortgage	\$2,808,161	3.60%	50	\$10,050	\$120,601
CMHC Premium 5.9%	\$165,682	3.60%	50	\$593	\$7,115
TOTAL LOAN SIZE	\$2,973,843				
				Year 1	Ongoing
			Cash Flow After ALL Expenses	\$32,870	\$20,803
			Cash on Cash	22.24%	14.08%
			DSCR	119.54%	111.54%
			Cap Rate		5.54%
5 Year Projections					
Column1	Year 1	Year 2	Year 3	Year 4	Year 5
Building Value	\$3,187,799	\$3,283,433	\$3,381,936	\$3,517,213	\$3,693,074
Estimated Appreciation (%)	10.00%	3.00%	3.00%	4.00%	5.00%
Estimated Appreciation (\$)	\$289,800	\$95,634	\$98,503	\$135,277	\$175,861
Growth in YoY Cash Flow (%)		3.00%	3.00%	3.00%	3.00%
Estimated Total Cash Flow	\$32,870	\$20,803	\$21,427	\$22,070	\$22,732
Estimated Mortgage Paydown	\$20,592	\$21,340	\$22,115	\$22,918	\$23,751
Equity Per Year	\$343,262	\$137,777	\$142,045	\$180,265	\$222,343
Return on Downpayment	232.25%	93.22%	96.11%	121.97%	150.44%
TOTAL EQUITY GAINED	\$1,025,692				
ANNUALIZED 5 YEAR ROI	138.80%				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.60%	\$10,643	\$127,716	\$32,870	119.54%
-0.50%	3.10%	\$9,721	\$116,655	\$43,931	127.95%
-0.25%	3.35%	\$10,178	\$122,131	\$38,455	123.64%
0.25%	3.85%	\$11,117	\$133,405	\$27,181	115.63%
0.50%	4.10%	\$11,599	\$139,193	\$21,393	111.90%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$201,120	\$160,586	\$127,716	\$32,870	119.54%
5%	\$211,176	\$168,615	\$127,716	\$40,899	125.51%
-5%	\$191,064	\$152,557	\$127,716	\$24,841	113.56%
-10%	\$181,008	\$144,527	\$127,716	\$16,811	107.58%

Disclaimer: The projected rents shown in this proforma are based on current rates and are provided for illustrative purposes. Buyers are advised to conduct their due diligence to verify all information, Rents are not guaranteed. Multi IQ Consortium and its agents make no representations or warranties, express or implied, regarding the accuracy of completeness of the information contained herein and shall not be held responsible for any errors, omissions, or reliance placed upon the contents of this proforma.