

 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT PROFORMA FOR INVESTORS						
	PROJECT NAME		8 Plex	740 Foree Street, Calgary			
	Purchase Details		\$	Eligibility Requirements			
	Purchase Price		\$2,587,290	Min. Liquidity			
	Brokerage Underwriting & Lending Fee		\$51,746	Min. NetWorth			
	TOTAL		\$2,639,036	BUILDER DEPOSIT			
	Deposit (\$)		\$131,952	Delivery Timeline			
Closing rebate		\$51,746	Lending Type		Take Out		
Unit Configuration		# of Units	Unit Price	Monthly	Annual		
3 Beds Upper Level		4	\$2,300	\$9,200	\$110,400		
2 Beds Lower Level		4	\$1,400	\$5,600	\$67,200		
2 Beds Lower Level (Affordable)		0					
TOTAL		8		\$15,600	\$177,600		
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							
Operating Expenses							
			Annual	Year 1 Annual	Ongoing Annual		
Property Taxes			\$10,349	Management & salaries Y1	\$0.00		
Insurance			\$0	Wear & Tear	\$3,686		
Utilities			\$0	Replacement Reserve	\$3,686.40		
Repairs and Maintenance			\$3,552	Vacancy & Bad Debt 3%	\$5,529.60		
				Total Operating Expense	\$26,804		
				Net Operating Income	\$157,516		
Debt Services							
Loan	Loan Amount	Interest	Amortization	Monthly	Annually		
Mortgage	\$2,507,084	3.70%	50	\$9,132	\$109,579		
CMHC Premium 5.3%	\$132,875	3.70%	50	\$484	\$5,808		
TOTAL LOAN SIZE	\$2,639,959						
Cash Flow After ALL Expenses							
				Year 1	Ongoing		
				\$42,130	\$31,071		
				31.93%	23.55%		
				DSCR	129.63%		
				Cap Rate	120.27%		
					6.09%		
5 Year Projections							
Column1	Year 1	Year 2	Year 3	Year 4	Year 5		
Building Value	\$2,846,019	\$2,931,400	\$3,048,656	\$3,201,088	\$3,361,143		
Estimated Appreciation (%)	10.00%	3.00%	4.00%	5.00%	5.00%		
Estimated Appreciation (\$)	\$258,729	\$85,381	\$117,256	\$152,433	\$160,054		
Growth in YoY Cash Flow (%)	3.00%	3.00%	3.00%	3.00%	3.00%		
Estimated Total Cash Flow	\$42,130	\$31,071	\$32,003	\$32,963	\$33,952		
Estimated Mortgage Paydown	\$17,821	\$18,487	\$19,177	\$19,893	\$20,636		
Equity Per Year	\$318,681	\$134,939	\$168,436	\$205,289	\$214,643		
Return on Downpayment	241.51%	102.26%	127.65%	155.58%	162.67%		
TOTAL EQUITY GAINED	\$1,041,988						
ANNUALIZED 5 YEAR ROI	157.93%						
Mortgage Rate Sensitivity Analysis							
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR		
Current rate	3.70%	\$9,616	\$115,386	\$42,130	129.63%		
-0.50%	3.20%	\$8,791	\$105,491	\$52,026	139.33%		
-0.25%	3.45%	\$9,199	\$110,391	\$47,126	134.35%		
0.25%	3.95%	\$10,039	\$120,472	\$37,044	125.15%		
0.50%	4.20%	\$10,470	\$125,645	\$31,872	120.91%		
Rent Sensitivity Analysis							
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR		
0%	\$184,320	\$157,516	\$115,386	\$42,130	129.63%		
5%	\$193,536	\$165,392	\$115,386	\$50,006	136.11%		
-5%	\$175,104	\$149,641	\$115,386	\$34,254	123.15%		
-10%	\$165,888	\$141,765	\$115,386	\$26,379	116.67%		
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.							