

PROJECT PROFORMA FOR INVESTORS					
 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT NAME		7 Plex, King Edward (Edmonton)	8126 -77th Ave, (King Edward)-Edmonton	
	Purchase Details		\$	Eligibility Requirements	
	Purchase Price		\$2,097,899	Min. Liquidity	\$213,986
	Brokerage Underwriting & Lending Fee		\$41,958	Min. NetWorth	\$534,964
	TOTAL		\$2,139,857	BUILDER DEPOSIT	5%
	Deposit (\$)		\$106,993	Delivery Timeline	October 2026
Closing rebate			\$41,958	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	\$1,350	\$5,400	\$64,800
TOTAL		8		\$15,600	\$175,200
Other Income					
Source	# of Units	Usage	Avg Rent	Annual	
PARKING	4	100.00%	\$100	\$4,800	
PET	4	40.00%	\$50	\$960	
TOTAL				\$5,760	
GROSS INCOME				\$180,960	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$16,783	Management & salaries Y1	\$0.00	\$10,858
Insurance		\$4,600	Wear & Tear	\$3,619	
Utilities		\$0	Replacement Reserve	\$3,619.20	
Repairs and Maintenance		\$3,504	Vacancy & Bad Debt 3%	\$5,428.80	
			Total Operating Expense	\$37,554	\$48,412
			Net Operating Income	\$143,406	\$132,548
Debt Services					
Loan	Loan Amount	Interest	Amortization	Monthly	Annually
Mortgage	\$2,032,864	3.80%	50	\$7,534	\$90,410
CMHC Premium 5.9%	\$119,939	3.80%	50	\$445	\$5,334
TOTAL LOAN SIZE	\$2,152,803				
				Year 1	Ongoing
			Cash Flow After ALL Expenses	\$47,661	\$36,804
			Cash on Cash	44.55%	34.40%
			DSCR	135.76%	125.53%
			Cap Rate	6.84%	
5 Year Projections					
Column1	Year 1	Year 2	Year 3	Year 4	Year 5
Building Value	\$2,307,689	\$2,423,073	\$2,544,227	\$2,671,438	\$2,805,010
Estimated Appreciation (%)	10.00%	5.00%	5.00%	5.00%	5.00%
Estimated Appreciation (\$)	\$209,790	\$115,384	\$121,154	\$127,211	\$133,572
Growth in YoY Cash Flow (%)	3.00%	3.00%	3.00%	3.00%	3.00%
Estimated Total Cash Flow	\$47,561	\$36,804	\$37,908	\$39,045	\$40,217
Estimated Mortgage Paydown	\$14,006	\$14,543	\$15,101	\$15,681	\$16,282
Equity Per Year	\$271,457	\$166,732	\$174,163	\$181,937	\$190,071
Return on Downpayment	253.72%	155.83%	162.78%	170.05%	177.65%
TOTAL EQUITY GAINED	\$984,360				
ANNUALIZED 5 YEAR ROI	184.00%				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.80%	\$7,979	\$95,744	\$47,661	135.76%
-0.50%	3.30%	\$7,301	\$87,613	\$55,792	144.57%
-0.25%	3.55%	\$7,637	\$91,641	\$51,765	140.07%
0.25%	4.05%	\$8,327	\$99,920	\$43,485	131.63%
0.50%	4.30%	\$8,680	\$104,165	\$39,240	127.69%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$180,960	\$143,406	\$95,744	\$47,661	135.76%
5%	\$190,008	\$150,576	\$95,744	\$54,832	142.54%
-5%	\$171,912	\$136,235	\$95,744	\$40,491	128.97%
-10%	\$162,864	\$129,065	\$95,744	\$33,321	122.18%
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.					