

PROJECT PROFORMA FOR INVESTORS					
 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT NAME		8 Plex	1504 36th St, Calgary (Forest Lawn)	
	Purchase Details		\$	Eligibility Requirements	
	Purchase Price		\$2,745,789	Min. Liquidity	\$280,070
	Brokerage Underwriting & Lending Fee		\$54,916	Min. NetWorth	\$700,176
	TOTAL		\$2,800,705	BUILDER DEPOSIT	5%
	Deposit (\$)		\$140,035	Delivery Timeline	October 2026
Closing rebate			\$54,916	Lending Type	Take Out
Unit Configuration		# of Units	Unit Price	Monthly	Annual
3 Beds Upper Level		4	\$2,400	\$9,600	\$115,200
2 Beds Lower Level		4	\$1,500	\$6,000	\$72,000
TOTAL		8		\$15,600	\$187,200
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				\$193,920	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$10,983	Management & salaries Y1	\$0.00	\$11,635
Insurance		\$4,600	Other Cost	\$3,878	
Utilities		\$0	Replacement Reserve	\$3,878.40	
Repairs and Maintenance		\$3,744	Vacancy & Bad Debt 3%	\$5,817.60	
			Total Operating Expense	\$32,902	\$44,537
			Net Operating Income	\$161,018	\$149,383
Debt Services					
Loan	Loan Amount	Interest	Amortization	Monthly	Annually
Mortgage	\$2,660,670	3.70%	50	\$9,691	\$116,291
CMHC Premium 5.3%	\$156,980	3.70%	50	\$572	\$6,861
TOTAL LOAN SIZE	\$2,817,649				
				Year 1	Ongoing
			Cash Flow After ALL Expenses	\$37,866	\$26,231
			Cash on Cash	27.04%	18.73%
			DSCR	124.26%	115.64%
			Cap Rate		5.86%
5 Year Projections					
Column1	Year 1	Year 2	Year 3	Year 4	Year 5
Building Value	\$3,020,368	\$3,110,979	\$3,204,308	\$3,332,481	\$3,499,105
Estimated Appreciation (%)	10.00%	3.00%	3.00%	4.00%	5.00%
Estimated Appreciation (\$)	\$274,579	\$90,611	\$93,329	\$128,172	\$166,624
Growth in YoY Cash Flow (%)		3.00%	3.00%	3.00%	3.00%
Estimated Total Cash Flow	\$37,866	\$26,231	\$27,017	\$27,828	\$28,663
Estimated Mortgage Paydown	\$18,913	\$19,620	\$20,352	\$21,112	\$21,901
Equity Per Year	\$331,358	\$136,461	\$140,699	\$177,113	\$217,187
Return on Downpayment	236.62%	97.45%	100.47%	126.48%	155.09%
TOTAL EQUITY GAINED	\$1,002,818				
ANNUALIZED 5 YEAR ROI	143.22%				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.70%	\$10,263	\$123,153	\$37,866	124.26%
-0.50%	3.20%	\$9,383	\$112,591	\$48,428	133.29%
-0.25%	3.45%	\$9,818	\$117,821	\$43,197	128.66%
0.25%	3.95%	\$10,715	\$128,581	\$32,437	120.09%
0.50%	4.20%	\$11,175	\$134,101	\$26,917	116.12%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$193,920	\$161,018	\$123,153	\$37,866	124.26%
5%	\$203,616	\$169,069	\$123,153	\$45,917	130.48%
-5%	\$184,224	\$152,968	\$123,153	\$29,815	118.05%
-10%	\$174,528	\$144,917	\$123,153	\$21,764	111.84%

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.