

PROJECT PROFORMA FOR INVESTORS					
 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT NAME		8 Plex	740 Forlee Street, Calgary	
	Purchase Details		\$	Eligibility Requirements	
	Purchase Price		\$2,587,290	Min. Liquidity	\$263,904
	Brokerage Underwriting & Lending Fee		\$51,746	Min. NetWorth	\$659,759
	TOTAL		\$2,639,036	BUILDER DEPOSIT	5%
	Deposit (\$)		\$131,952	Delivery Timeline	October 2026
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
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				\$184,320	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$10,349	Management & salaries Y1	\$0.00	\$11,059
Insurance		\$4,600	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	\$31,404	\$42,463
			Net Operating Income	\$152,916	\$141,857
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				
				Year 1	Ongoing
			Cash Flow After ALL Expenses	\$37,530	\$26,471
			Cash on Cash	28.44%	20.06%
			DSCR	125.57%	116.77%
			Cap Rate		5.91%
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%
Estimated Total Cash Flow	\$37,530	\$26,471	\$27,265	\$28,083	\$28,926
Estimated Mortgage Paydown	\$17,821	\$18,487	\$19,177	\$19,893	\$20,636
Equity Per Year	\$314,081	\$130,339	\$163,698	\$200,409	\$209,616
Return on Downpayment	238.03%	98.78%	124.06%	151.88%	158.86%
TOTAL EQUITY GAINED	\$1,018,143				
ANNUALIZED 5 YEAR ROI	154.32%				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.70%	\$9,616	\$115,386	\$37,530	125.57%
-0.50%	3.20%	\$8,791	\$105,491	\$47,426	134.64%
-0.25%	3.45%	\$9,199	\$110,391	\$42,526	129.99%
0.25%	3.95%	\$10,039	\$120,472	\$32,444	121.36%
0.50%	4.20%	\$10,470	\$125,645	\$27,272	117.37%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$184,320	\$152,916	\$115,386	\$37,530	125.57%
5%	\$193,536	\$160,562	\$115,386	\$45,176	131.85%
-5%	\$175,104	\$145,271	\$115,386	\$29,884	119.29%
-10%	\$165,888	\$137,625	\$115,386	\$22,239	113.01%

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.