

PROJECT PROFORMA FOR INVESTORS					
 <b>Multi-IQ</b> <b>CONSORTIUM</b> End-to-End Solutions for Multifamily Investing	PROJECT NAME		7 Plex, King Edward (Edmonton)	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	\$2,100	\$8,400	\$100,800
2 Beds Lower Level		3	\$1,350	\$4,050	\$48,600
2 Beds Lower Level-NON LEGAL		1	\$1,000	\$1,000	\$12,000
<b>TOTAL</b>		<b>8</b>		<b>\$15,600</b>	<b>\$161,400</b>
Other Income					
Source	# of Units	Usage	Avg Rent	Annual	
PARKING	4	100.00%	\$100	\$4,800	
PET	4	40.00%	\$50	\$960	
<b>TOTAL</b>				\$5,760	
<b>GROSS INCOME</b>				\$167,160	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$16,783	Management & salaries Y1	\$0.00	\$10,030
Insurance		\$4,600	Wear & Tear	\$3,343	
Utilities		\$0	Replacement Reserve	\$3,343.20	
Repairs and Maintenance		\$3,228	Vacancy & Bad Debt 3%	\$5,014.80	
			<b>Total Operating Expense</b>	<b>\$36,312</b>	<b>\$46,342</b>
			<b>Net Operating Income</b>	<b>\$130,848</b>	<b>\$120,818</b>
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
<b>TOTAL LOAN SIZE</b>	<b>\$2,152,803</b>				
				Year 1	Ongoing
			<b>Cash Flow After ALL Expenses</b>	<b>\$35,103</b>	<b>\$25,074</b>
			<b>Cash on Cash</b>	32.81%	23.44%
			<b>DSCR</b>	126.58%	117.65%
			<b>Cap Rate</b>	6.24%	
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	\$35,103	\$25,074	\$25,826	\$26,601	\$27,399
Estimated Mortgage Paydown	\$14,006	\$14,543	\$15,101	\$15,681	\$16,282
Equity Per Year	\$258,899	\$155,002	\$162,081	\$169,493	\$177,253
Return on Downpayment	241.98%	144.87%	151.49%	158.42%	165.67%
<b>TOTAL EQUITY GAINED</b>	<b>\$922,728</b>				
<b>ANNUALIZED 5 YEAR ROI</b>	<b>172.48%</b>				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.80%	\$7,979	\$95,744	\$35,103	126.58%
-0.50%	3.30%	\$7,301	\$87,613	\$43,234	134.89%
-0.25%	3.55%	\$7,637	\$91,641	\$39,207	130.64%
0.25%	4.05%	\$8,327	\$99,920	\$30,927	122.70%
0.50%	4.30%	\$8,680	\$104,165	\$26,682	118.99%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$167,160	\$130,848	\$95,744	\$35,103	126.58%
5%	\$175,518	\$137,390	\$95,744	\$41,646	132.91%
-5%	\$158,802	\$124,305	\$95,744	\$28,561	120.25%
-10%	\$150,444	\$117,763	\$95,744	\$22,019	113.92%

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.