

PROJECT PROFORMA FOR INVESTORS					
 Multi-IQ CONSORTIUM End-to-End Solutions for Multifamily Investing	PROJECT NAME		8 Plex	8102-33 Ave NW, Calgary (Bowness)	
	Purchase Details		\$	Eligibility Requirements	
	Purchase Price		\$2,865,789	Min. Liquidity	\$292,310
	Brokerage Underwriting & Lending Fee		\$57,316	Min. NetWorth	\$730,776
	TOTAL		\$2,923,105	BUILDER DEPOSIT	5%
	Deposit (\$)		\$146,155	Delivery Timeline	December 2026
Closing rebate			\$57,316	Lending Type	Take Out
Unit Configuration		# of Units	Unit Price	Monthly	Annual
3 Beds Upper Level		4	\$2,500	\$10,000	\$120,000
2 Beds Lower Level		4	\$1,500	\$6,000	\$72,000
TOTAL		8		\$15,600	\$192,000
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				\$198,720	
Operating Expenses					
		Annual		Year 1 Annual	Ongoing Annual
Property Taxes		\$11,463	Management & salaries Y1	\$0.00	\$11,923
Insurance		\$4,600	Wear & Tear	\$3,974	
Utilities		\$0	Replacement Reserve	\$3,974.40	
Repairs and Maintenance		\$3,840	Vacancy & Bad Debt 3%	\$5,961.60	
			Total Operating Expense	\$33,814	\$45,737
			Net Operating Income	\$164,906	\$152,983
Debt Services					
Loan	Loan Amount	Interest	Amortization	Monthly	Annually
Mortgage	\$2,776,950	3.65%	50	\$10,026	\$120,315
CMHC Premium 5.3%	\$147,178	3.65%	50	\$531	\$6,377
TOTAL LOAN SIZE	\$2,924,128				
				Year 1	Ongoing
			Cash Flow After ALL Expenses	\$38,215	\$26,291
			Cash on Cash	26.15%	17.99%
			DSCR	123.81%	115.25%
			Cap Rate		5.75%
5 Year Projections					
Column1	Year 1	Year 2	Year 3	Year 4	Year 5
Building Value	\$3,152,368	\$3,246,939	\$3,344,347	\$3,478,121	\$3,652,027
Estimated Appreciation (%)	10.00%	3.00%	3.00%	4.00%	5.00%
Estimated Appreciation (\$)	\$286,579	\$94,571	\$97,408	\$133,774	\$173,906
Growth in YoY Cash Flow (%)		3.00%	3.00%	3.00%	3.00%
Estimated Total Cash Flow	\$38,215	\$26,291	\$27,080	\$27,893	\$28,729
Estimated Mortgage Paydown	\$20,049	\$20,788	\$21,554	\$22,347	\$23,171
Equity Per Year	\$344,843	\$141,650	\$146,042	\$184,014	\$225,806
Return on Downpayment	235.94%	96.92%	99.92%	125.90%	154.50%
TOTAL EQUITY GAINED	\$1,042,355				
ANNUALIZED 5 YEAR ROI	142.64%				
Mortgage Rate Sensitivity Analysis					
Input Rate %	Mortgage Rate	Monthly	Yearly	Cash Flow	DSCR
Current rate	3.65%	\$10,558	\$126,692	\$38,215	123.81%
-0.50%	3.15%	\$9,648	\$115,773	\$49,133	132.85%
-0.25%	3.40%	\$10,098	\$121,179	\$43,727	128.21%
0.25%	3.90%	\$11,025	\$132,306	\$32,601	119.62%
0.50%	4.15%	\$11,501	\$138,016	\$26,891	115.65%
Rent Sensitivity Analysis					
Input Rent	NET RENT	NOI	Mortgage	Cashflow	DSCR
0%	\$198,720	\$164,906	\$126,692	\$38,215	123.81%
5%	\$208,656	\$173,152	\$126,692	\$46,460	130.00%
-5%	\$188,784	\$156,661	\$126,692	\$29,969	117.62%
-10%	\$178,848	\$148,416	\$126,692	\$21,724	111.43%

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.