

February 6, 2023

BOND LADDER ANALYSIS

PREPARED FOR: REIT (CAD) 1-3 Year Ladder

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WEALTH PARTNERS

Ladder Overview

Portfolio

Invested	Issuer	Coupon	Maturity	YTM	DBRS	S&P
\$ 19,342	SMARTCENTRES REIT	2.99%	2024-08-28	5.21%	BBBH	N.A.
\$ 19,113	MCAP COMMERCIAL LP	3.74%	2025-08-25	5.63%	BBB	N.A.
\$ 18,158	ALLIED PROPERTIES REIT	1.73%	2026-02-12	5.06%	BBB	N.A.

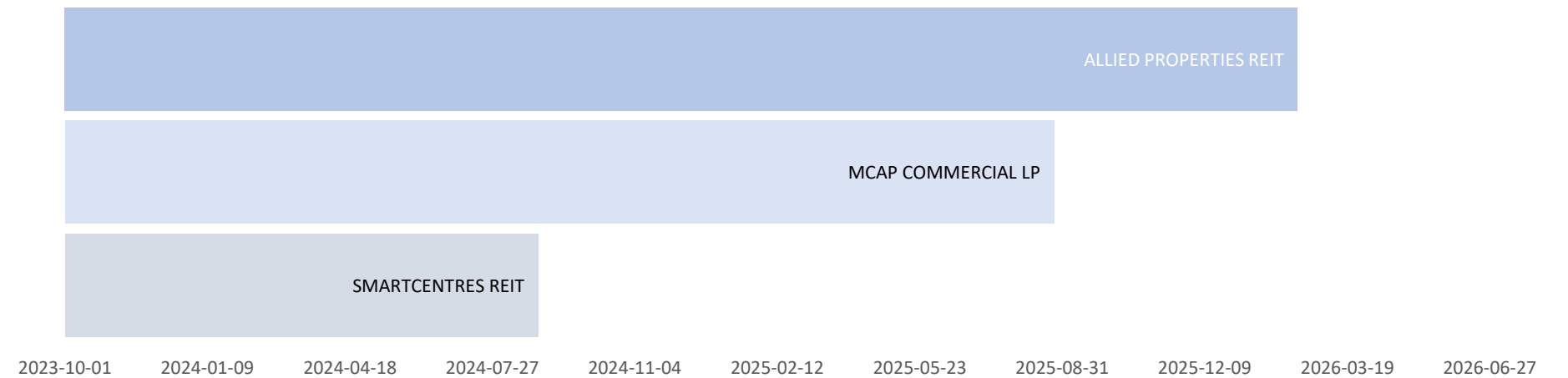
Portfolio Assumptions

Initial Investment	\$ 56,613
Maturity Value	\$ 60,000
Maturity Range (Years)	1.56 - 3.02
Weighted Average Maturity (Years)	2.23
Weighted Average Coupon	2.68%
Weighted Average YTM	5.00%
Cash Rate	2.00%

Portfolio Estimated Return

Total Interest Income		\$	4,649	
Total Capital Gain Income		\$	3,387	
Total Cash Returns		\$	3,496	
Total Income		\$	11,532	\$ -
Return	(Holding Period)		20.37%	
	(Annualized)		6.34%	

Maturity Timeline

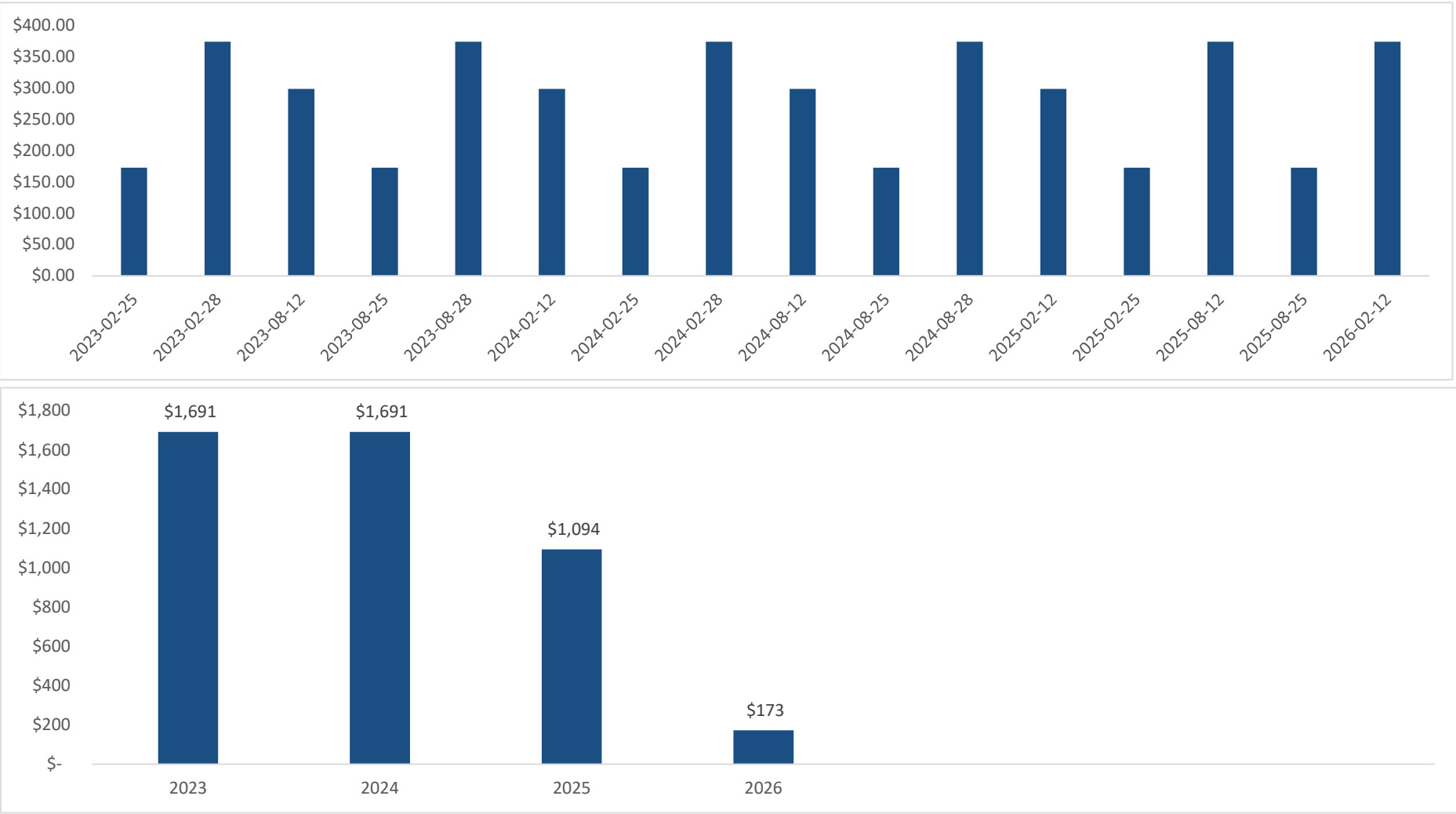


ESTIMATED LADDER CASHFLOW BREAKDOWN

	INTEREST			CAPITAL GAIN			TOTAL
SMARTCENTRES REIT	\$	1,195	64.48%	\$	658	35.52%	\$ 1,853
MCAP COMMERCIAL LP	\$	2,246	71.69%	\$	887	28.31%	\$ 3,133
ALLIED PROPERTIES REIT	\$	1,208	39.61%	\$	1,842	60.39%	\$ 3,050
PORTFOLIO	\$	4,649		\$	3,387		\$ 8,036

Yearly Cashflow	2023		2024		2025		2026
INTEREST	\$	1,691	\$	1,691	\$	1,094	\$ 173
CASH ACCOUNT							\$ 3,496
TOTAL	\$	1,691	\$	1,691	\$	1,094	\$ 3,669

ESTIMATED LADDER INTEREST BREAKDOWN





Forward-looking statements are based on current expectations, estimates, forecasts and projections based on beliefs and assumptions made by author. These statements involve risks and uncertainties and are not guarantees of future performance or results and no assurance can be given that these estimates and expectations will prove to have been correct, and actual outcomes and results may differ materially from what is expressed, implied or projected in such forward-looking statements.

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