

| Financial Information | | | |
|--------------------------------------|----------------------------------|------------------------|--------------------|
| | | | DATE: 13/07/2010 |
| ADDRESS | 11 Peel | | |
| DESCRIPTION | 6plex-Penetangusihene/Lake Views | | |
| PURCHASE PRICE | \$320,000 | | |
| FINANCIAL STATEMENTS | | Monthly | Annually |
| Income | | | DESCRIPTION |
| all units PLUS HYDRO | Apt #1 | 638 | 1.5 bed |
| | Apt #2 | 550 | 1.5 bed |
| | Apt #3 | 707 | 1.5 bed |
| | Apt #4 | 875 | 3 bed |
| | Apt #5 | 650 | 2 bed |
| | Apt #6 | 656 | 2 bed |
| | Rental Income | \$4,076.00 | |
| Annual Income | | | \$48,912.00 |
| Effective Income | Vacancy | Minus 3% | \$47,444.64 |
| | | | |
| Expenses | | | |
| | Taxes | \$436.75 | \$5,241.00 |
| | Hydro | \$86.75 | \$1,041.00 |
| | Heat | \$92.92 | \$1,115.00 |
| | Insurance | \$131.17 | \$1,574.00 |
| Annual Expenses | | | \$7,397 |
| Net Operating Income (NOI) | | | \$35,185 |
| LOAN PAYMENTS & PROJECTED CASH FLOW | | | |
| 1st Mortgage | 5.00% | \$1,403.02 | \$16,836 |
| 2nd Mortgage | 0.00% | \$0.00 | \$0 |
| Projected Cash Flow | | \$1,529.09 | \$18,349 |
| FINANCIAL RATIOS | | | |
| CAP RATE | 11.00% | | |
| DSC | 2.09 | | |
| Cash on Cash Invested Return | 21.42% | | |
| Return on Investment (R.O.I.) | 43.74% | ASSUME 5% APPRECIATION | |
| INVESTMENT REQUIRED | | | |
| Land Transfer Tax | \$3,275 | | |
| Closing Costs | \$2,400 | | |
| Downpayment | \$80,000 | | |
| Capital Improvements | \$0 | | |
| TOTAL REQUIRED | \$85,675 | | |