

## Financial Analysis - Canada House

Investment		
Price		\$ 938,341

Down Payment	35.00%	\$ 328,419
Offering Expenses	2.20%	\$ 20,670
Management Fee	1.87%	\$ 17,550
Marketing Expenses	2.49%	\$ 23,361
<b>Total Investment</b>		<b>\$ 390,000</b>

Brocks (units)	50	\$ 7,800
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## Historic Market Values

Years	%	Average
10 years	92.60%	9.26%
5 years	55.70%	11.14%
3 years	19.60%	6.53%
1 year	8.76%	8.76%
Average		8.92%

MountX Appreciation	7.92%
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	YEAR 1	YEAR 2	YEAR 3	YEAR 4	1 Brock
Value Appreciation	\$ 1,012,658	\$ 1,092,860	\$ 1,179,415	\$ 1,272,825	\$ 25,456
Purchase Price				\$ 938,341	\$ 18,767
<b>Capital Gain</b>				<b>\$ 334,483</b>	<b>\$ 6,690</b>
ROI 5 years				85.76%	85.76%
ROI annual compound				<b>16.75%</b>	<b>16.75%</b>

Repayment Capital Invested	<b>\$ 390,000</b>	<b>\$ 7,800</b>
ROI 5 years USD	\$ 334,483	\$ 6,690
Management Exit Fee 10% over equity	\$ (33,448)	\$ (669)
Capital Invested + ROI estimated	<b>\$ 691,035</b>	<b>\$ 13,821</b>

Sensibility Table					
Appreciation	4.00%	6.00%	<b>7.92%</b>	9.00%	10.00%
Estimated ROI annual	8.94%	13.02%	<b>16.75%</b>	18.78%	20.62%

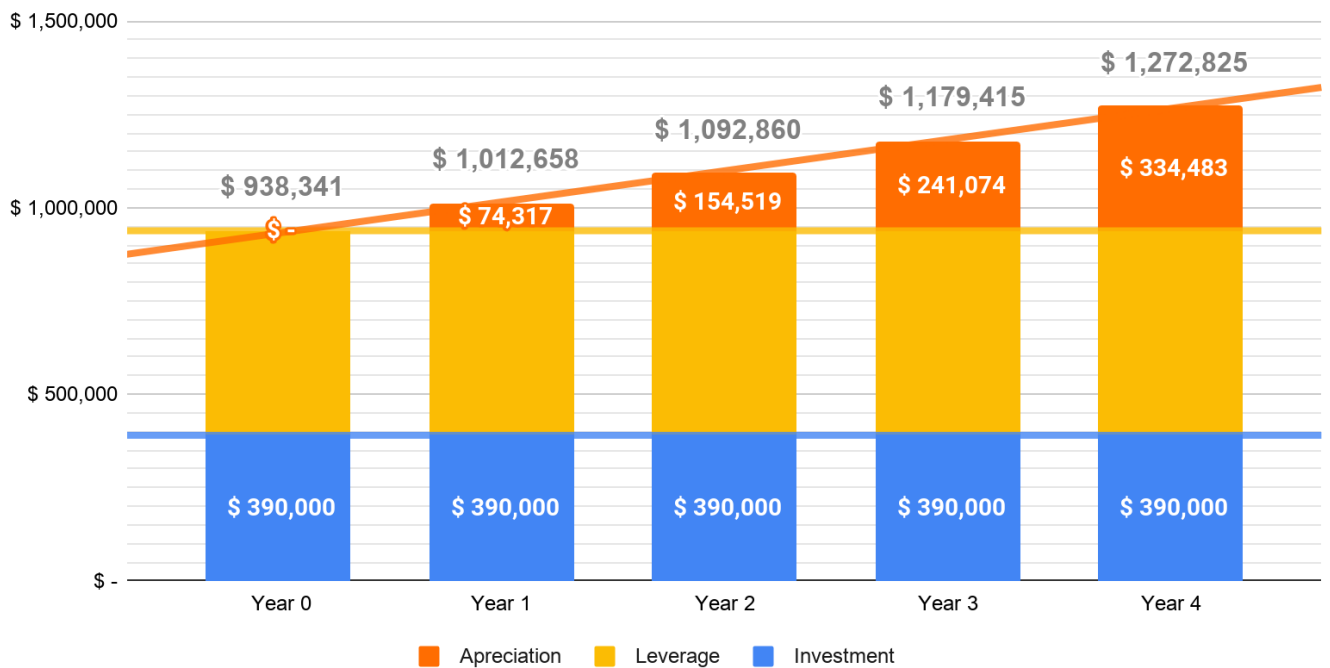
January - July 2021

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## Canada House Pre-Construction Investment, Leverage & Appreciation



ROI 4 YEARS 85.76%    ROI ANNUAL COMPOUND 16.75%

January - July 2021

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