

## INVESTMENT SCENARIO BREAKDOWN\*

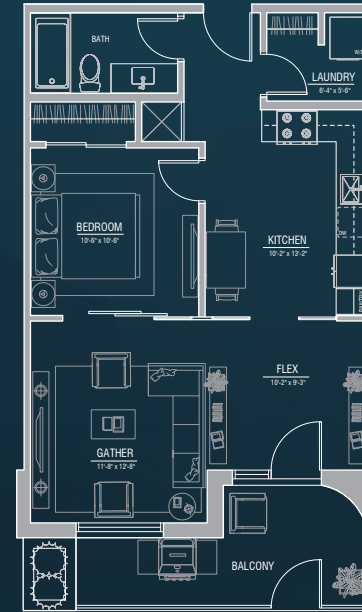
CASH COSTS	RATE	TOTAL
Down Payment	20%	\$95,180
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
<b>Total Cash Needed</b>		<b>\$96,280</b>

DEBT SERVICE		
Loan to Value Ratio		80%
New Loan Amount		\$380,720
Interest Rate		4.00%
Amortization Period (years)		30
Monthly Mortgage Payment		\$1,810

OPERATING EXPENSES (Monthly)		
Property Tax (estimated)		\$95
Insurance (landlord insurance)		\$64
Condominium Fee (2 Years FREE)		\$0
Utilities		\$60
<b>Total Expenses</b>		<b>\$219</b>

RENTAL INCOME (Monthly)		
<b>Monthly Rent (2 Years Guaranteed)</b>		<b>\$2,380</b>

NET INCOME (Monthly)		
Estimated Capitalization Rate		5.45%
<b>Estimated Cashflow</b>		<b>\$350</b>



TI | 1 BED | 1 BATH | ±693ft<sup>2</sup>

..... PURCHASE PRICE ..... MONTHLY CASHFLOW ..... ANNUALIZED R.O.I .....  
**\$475,900** | **\$350** | **18.2%**  
including GST

### LONG TERM ECONOMICS (estimated)

Initial Value	\$475,900
Market Growth Rate	5.00%
Rental Growth Rate	3.50%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$550,914	\$373,977	\$4,196	\$181,133	88.1%
2	\$578,459	\$366,962	\$5,117	\$220,811	129.3%
3	\$607,382	\$359,663	\$6,070	\$263,102	173.3%
4	\$637,752	\$352,069	\$7,056	\$308,121	220.0%
5	\$669,639	\$344,169	\$8,078	\$355,987	269.7%

DISCLAIMER: EVERY INVESTMENT INVOLVES RISK, AND ANY PURCHASER OF REAL ESTATE IS RESPONSIBLE FOR THEIR OWN DUE DILIGENCE. NOTHING IS GUARANTEED BY TRUMAN. ALL FIGURES LISTED ON THIS PAGE ARE FOR THE PURPOSE OF ACADEMIC EVALUATION ONLY, AND ANY INTERESTED INVESTOR IS RESPONSIBLE FOR THEIR OWN MODEL ASSUMPTIONS, AND SHOULD DO THEIR OWN RESEARCH AND EVALUATION BEFORE MAKING AN INVESTMENT. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.

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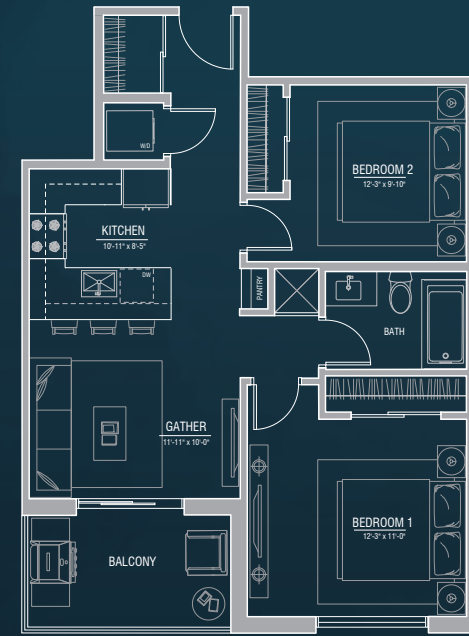
CASH COSTS	RATE	TOTAL
Down Payment	20%	\$100,000
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
<b>Total Cash Needed</b>		<b>\$101,100</b>

DEBT SERVICE		
Loan to Value Ratio		80%
New Loan Amount		\$400,000
Interest Rate		4.00%
Amortization Period (years)		30
Monthly Mortgage Payment		\$1,902

OPERATING EXPENSES (Monthly)		
Property Tax (estimated)		\$100
Insurance (landlord insurance)		\$68
Condominium Fee (2 Years FREE)		\$0
Utilities		\$60
<b>Total Expenses</b>		<b>\$228</b>

RENTAL INCOME (Monthly)		
<b>Monthly Rent (2 Years Guaranteed)</b>		<b>\$2,500</b>

NET INCOME (Monthly)		
Estimated Capitalization Rate		5.45%
<b>Estimated Cashflow</b>		<b>\$370</b>



**T4** 2 BED | 1 BATH | ±708ft<sup>2</sup>

..... PURCHASE PRICE ..... MONTHLY CASHFLOW ..... ANNUALIZED R.O.I .....  
**\$500,000** | **\$370** | **18.3%**  
including GST

### LONG TERM ECONOMICS (estimated)

Initial Value	\$500,000
Market Growth Rate	5.00%
Rental Growth Rate	3.50%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$578,813	\$392,916	\$4,445	\$190,342	88.3%
2	\$607,753	\$385,545	\$5,413	\$232,067	129.5%
3	\$638,141	\$377,876	\$6,416	\$276,538	173.5%
4	\$670,048	\$369,898	\$7,454	\$323,877	220.4%
5	\$703,550	\$361,598	\$8,528	\$374,208	270.1%

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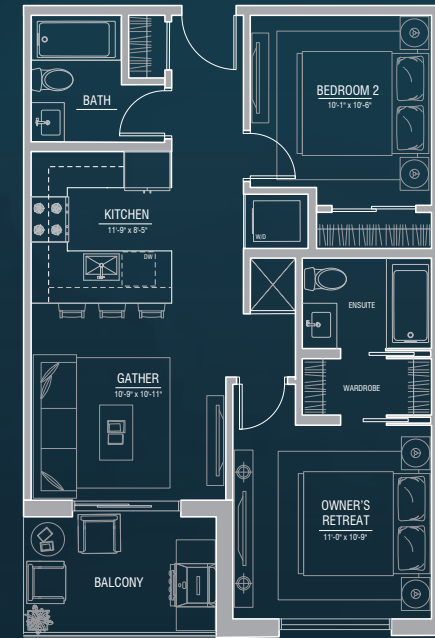
CASH COSTS	RATE	TOTAL
Down Payment	20%	\$110,000
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
<b>Total Cash Needed</b>		<b>\$111,100</b>

DEBT SERVICE		
Loan to Value Ratio		80%
New Loan Amount		\$440,000
Interest Rate		4.00%
Amortization Period (years)		30
Monthly Mortgage Payment		\$2,092

OPERATING EXPENSES (Monthly)		
Property Tax (estimated)		\$110
Insurance (landlord insurance)		\$74
Condominium Fee (2 Years FREE)		\$0
Utilities		\$75
<b>Total Expenses</b>		<b>\$259</b>

RENTAL INCOME (Monthly)		
<b>Monthly Rent (2 Years Guaranteed)</b>		<b>\$2,750</b>

NET INCOME (Monthly)		
Estimated Capitalization Rate		5.43%
<b>Estimated Cashflow</b>		<b>\$398</b>



**T5** 2 BED | 2 BATH | ±732ft<sup>2</sup>

..... PURCHASE PRICE ..... MONTHLY CASHFLOW ..... ANNUALIZED R.O.I .....  
**\$550,000** | **\$398** | **18.3%**  
including GST

LONG TERM ECONOMICS (estimated)	
Initial Value	\$500,000
Market Growth Rate	5.00%
Rental Growth Rate	3.50%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$636,694	\$432,207	\$4,782	\$209,268	88.4%
2	\$668,528	\$424,099	\$5,843	\$255,054	129.6%
3	\$701,955	\$415,664	\$6,943	\$303,858	173.5%
4	\$737,053	\$406,888	\$8,081	\$355,813	220.3%
5	\$773,905	\$397,757	\$9,259	\$411,056	270.0%

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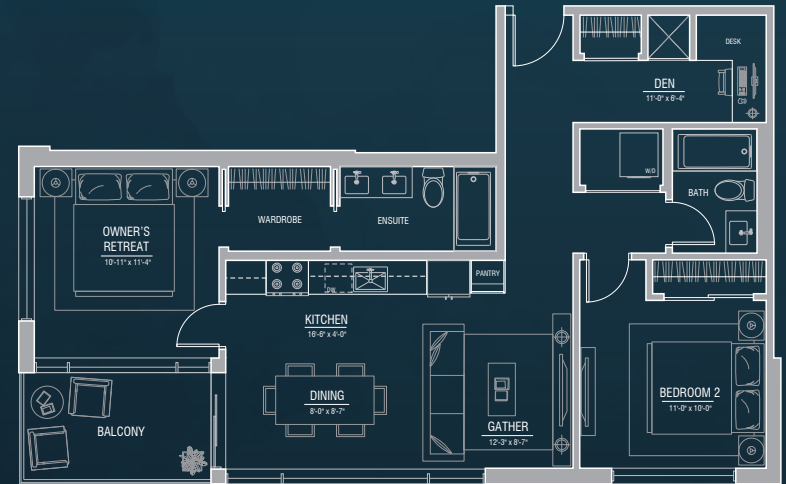
CASH COSTS	RATE	TOTAL
Down Payment	20%	\$120,000
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
<b>Total Cash Needed</b>		<b>\$121,100</b>

DEBT SERVICE		
Loan to Value Ratio		80%
New Loan Amount		\$480,000
Interest Rate		4.00%
Amortization Period (years)		30
Monthly Mortgage Payment		\$2,282

OPERATING EXPENSES (Monthly)		
Property Tax (estimated)		\$120
Insurance (landlord insurance)		\$81
Condominium Fee (2 Years FREE)		\$0
Utilities		\$80
<b>Total Expenses</b>		<b>\$281</b>

RENTAL INCOME (Monthly)		
<b>Monthly Rent (2 Years Guaranteed)</b>		<b>\$3,000</b>

NET INCOME (Monthly)		
Estimated Capitalization Rate		5.44%
<b>Estimated Cashflow</b>		<b>\$437</b>



T8 2 BED | 2 BATH | DEN | ±924ft<sup>2</sup>

..... PURCHASE PRICE ..... MONTHLY CASHFLOW ..... ANNUALIZED R.O.I .....  
**\$600,000** | **\$437** | **18.3%**  
including GST

LONG TERM ECONOMICS (estimated)	
Initial Value	\$600,000
Market Growth Rate	5.00%
Rental Growth Rate	3.50%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$694,575	\$471,499	\$5,238	\$228,315	88.5%
2	\$729,304	\$462,654	\$6,397	\$278,285	129.8%
3	\$765,769	\$453,451	\$7,597	\$331,549	173.8%
4	\$804,057	\$443,878	\$8,839	\$388,251	220.6%
5	\$844,260	\$433,917	\$10,126	\$448,540	270.4%

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