

FINANCIAL ANALYSIS
True North - 23 May 2024

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	10.75%	Rental Escal	6.00%	Levies - Rat	see budget



TRUE NORTH
ESTATE

Option 1: 100% Financing

Total No. of Units	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist (Incl Tenant Insurance)	Montly BC Levy (see budget)	Monthly Property Rates	Rental Management at 11.5%incl VAT	Gross Income per annum	Gross Yield %	Year 1 Net Monthly Cash Flow (Excl. Tenant Insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow	Year 6 Net Monthly Cash Flow
2	GF	2B1B	55.99	3.73	59.72	0	936,900	0	936,900	6,700	8,746	69,960	958.90	350.00	771	119,940	12.80%	-830	-2,023	-3,044	-3,043	-2,912	-2,562
2	FF	2B1B	55.99	3.73	59.72	0	915,900	0	915,900	6,500	8,550	67,560	958.90	350.00	748	116,940	12.77%	-861	-2,115	-3,097	-3,057	-2,940	-2,603
2	SF	2B1B	55.99	3.73	59.72	0	887,900	0	887,900	6,300	8,288	60,240	958.90	350.00	725	113,040	12.73%	-902	-2,166	-3,204	-3,197	-2,902	-2,579
2	GF	1B1B	34.32	0	34.32	0	733,900	0	733,900	5,700	6,851	23,760	564.50	207.00	656	87,600	11.94%	-978	-1,941	-2,500	-1,762	-1,456	-1,133
2	FF	1B1B	34.32	0	34.32	0	711,900	0	711,900	5,500	6,645	28,440	564.50	207.00	633	84,840	11.92%	-979	-1,804	-1,743	-1,767	-1,474	-1,164
2	SF	1B1B	34.32	0	34.32	0	685,900	0	685,900	5,300	6,403	21,060	564.50	207.00	610	81,000	11.81%	-1,034	-2,069	-1,874	-1,735	-1,455	-1,158

Option 2: 90% Financing

Total No. of Units	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	90% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist (Incl Tenant Insurance)	Montly BC Levy (see budget)	Monthly Property Rates	Rental Management at 11.5%incl VAT	Gross Income per annum	Gross Yield %	Year 1 Net Monthly Cash Flow (Excl. Tenant Insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow	Year 6 Net Monthly Cash Flow
2	GF	2B1B	55.99	3.73	59.72	0	936,900	93,690	843,210	6,700	7,871	69,960	958.90	350.00	771	119,940	12.80%	44	-1,148	-2,170	-2,168	-2,038	-1,688
2	FF	2B1B	55.99	3.73	59.72	0	915,900	91,590	824,310	6,500	7,695	67,560	958.90	350.00	748	116,940	12.77%	-6	-1,260	-2,242	-2,202	-2,085	-1,748
2	SF	2B1B	55.99	3.73	59.72	0	887,900	88,790	799,110	6,300	7,460	60,240	958.90	350.00	725	113,040	12.73%	-73	-1,337	-2,376	-2,368	-2,073	-1,750
2	GF	1B1B	34.32	0	34.32	0	733,900	73,390	660,510	5,700	6,166	23,760	564.50	207.00	656	87,600	11.94%	-293	-1,256	-1,365	-1,077	-771	-447
2	FF	1B1B	34.32	0	34.32	0	711,900	71,190	640,710	5,500	5,981	28,440	564.50	207.00	633	84,840	11.92%	-315	-1,139	-1,079	-1,103	-810	-500
2	SF	1B1B	34.32	0	34.32	0	685,900	68,590	617,310	5,300	5,762	21,060	564.50	207.00	610	81,000	11.81%	-393	-1,428	-1,234	-1,095	-815	-518

Option 3: 80% Financing

Total No. of Units	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	80% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist (Incl Tenant Insurance)	Montly BC Levy (see budget)	Monthly Property Rates	Rental Management at 11.5%incl VAT	Gross Income per annum	Gross Yield %	Year 1 Net Monthly Cash Flow (Excl. Tenant Insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow	Year 6 Net Monthly Cash Flow
2	GF	2B1B	55.99	3.73	59.72	0	936,900	187,380	749,520	6,700	6,997	69,960	958.90	350.00	771	119,940	12.80%	919	-274	-1,295	-1,293	-1,163	-813
2	FF	2B1B	55.99	3.73	59.72	0	915,900	183,180	732,720	6,500	6,840	67,560	958.90	350.00	748	116,940	12.77%	849	-405	-1,387	-1,347	-1,230	-893
2	SF	2B1B	55.99	3.73	59.72	0	887,900	177,580	710,320	6,300	6,631	60,240	958.90	350.00	725	113,040	12.73%	756	-508	-1,547	-1,539	-1,244	-921
2	GF	1B1B	34.32	0	34.32	0	733,900	146,780	587,120	5,700	5,481	23,760	564.50	207.00	656	87,600	11.94%	392	-571	-680	-391	-86	238
2	FF	1B1B	34.32	0	34.32	0	711,900	142,380	569,520	5,500	5,316	28,440	564.50	207.00	633	84,840	11.92%	350	-475	-414	-438	-145	165
2	SF	1B1B	34.32	0	34.32	0	685,900	137,180	548,720	5,300	5,122	21,060	564.50	207.00	610	81,000	11.81%	247	-788	-594	-455	-175	122

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2B1B	6,700	7,102	7,528	7,980	8,459	8,966
2B1B	6,500	6,890	7,303	7,742	8,206	8,698
2B1B	6,300	6,678	7,079	7,503	7,954	8,431
1B1B	5,700	6,042	6,405	6,789	7,196	7,628
1B1B	5,500	5,830	6,180	6,551	6,944	7,360
1B1B	5,300	5,618	5,955	6,312	6,691	7,093

Levies	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2B1B	959	1,016	1,077	1,142	1,211	1,283
2B1B	959	1,016	1,077	1,142	1,211	1,283
2B1B	959	1,016	1,077	1,142	1,211	1,283
1B1B	565	598	634	672	713	755
1B1B	565	598	634	672	713	755
1B1B	565	598	634	672	713	755

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2B1B	69,960	3,295	1,825	510	200	0	0
2B1B	67,560	3,245	1,725	460	200	0	0
2B1B	60,240	3,120	1,600	290	10	0	0
1B1B	23,760	1,600	380	0	0	0	0
1B1B	28,440	1,570	500	300	0	0	0
1B1B	21,060	1,450	180	125	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2B1B	350	371	393	417	442	468
2B1B	350	371	393	417	442	468
2B1B	350	371	393	417	442	468
1B1B	207	219	233	247	261	277
1B1B	207	219	233	247	261	277
1B1B	207	219	233	247	261	277

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Rental Management	Year 1 (10% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)	Year 6 (10% + VAT)
2B1B	771	817	866	918	973	1,031
2B1B	748	792	840	890	944	1,000
2B1B	725	768	814	863	915	970
1B1B	656	695	737	781	828	877
1B1B	633	670	711	753	799	846
1B1B	610	646	685	726	769	816