	HOS	RTO PROFO	RMA				
			Pı	urchase			
Opportunity ID / RTO ID		MAD-WI			Underwrit	ter	TH
Location		Windso			Term		4
Purchase Price		Williado	·•		101111	\$	
1st Mortgage Required					80%	\$	· · · · · · · · · · · · · · · · · · ·
	Inve	estment Requir	ed				
Mortgage Down Payment					20%	\$	
Land Transfer Tax (Select)			Override	;	\$	- \$	
Estimated Legal Costs (incl Disburseme	nts)					\$	
Appraisal						\$	
2nd Mortgage Admin Fee				Closi	ng Costs	\$	
Tenant Locator Fee (incl HST)				Ciosi	2.00%		,
Less: Down Payment (from Occupant)					5.00%		•
, , ,					3.00 /0	— °	(30,000.00
Other Adjustments		0.000/		1000/	0.000/		
Other : Real Estate Commission		0.00%	L	100%	0.00%		
Other : Client Fee			\$	-	100.009		
Net Investment	Investment %	19.12%				\$	114,735.00
Gain From Cashflow			М	onthly	Annua	ı	Total
Base Occupancy Fee			\$	3,070.00			
Security			\$	770.00	,		
Program Commitment			\$	3,840.00			
Condo Fees			\$	-			
Total Mthly Commitment			\$	3,840.00	\$ 46,0		
	Interest Rate	2.29%	\$	(1,841.93)	\$ (22,1		
Less: Property Tax		0.73%	\$	(366.67)		100) \$, ,
Less: Insurance		0.47%	\$	(233.33)	, ,	300) \$	(11,200
Managed Services			\$	(250.00)	\$ (3,0	000) \$	(12,000
Maintenance/Condo Fee (not included in L	ease Pymt)		\$	-	\$	- \$	-
Total Profit from Cashflow			\$	1,148		\$	55,107
	Profit	from Sale/Trai	nsfer				
Future Sale/Transfer Price		Compounding Ap	preciation		3.45%	\$	687,200.00
Add: Administration Fee						\$	1,500.00
Less: Remaining 1st Mortgage						\$	
Less: Legal Cost to discharge						\$	
					0.000/		. ,
Realtor Fees					0.00%	\$	
Less: Initial Investment						\$	(114,735.00
Less: Down Payment (from Occupant) _						\$	(30,000.00
Less: Additional Down Payment	0.0%	\$ (770.00)	\$	-	\$ (770	.00) \$	(36,960.00
Balloon Payment to Capital Investor			-			\$	-
Closing Profit from Sale/Transfer						s	72,860.85
Managed Servies Shared Exit (includes	HST)	2.5%	0	verride	\$	- \$	•
Closing Profit from Sale/Transfer	1101)	2.070		Vollido	Ψ	\$	
Closing Front Iron Sale/Transler				0			55,447.40
	*				rvice Ratio		
Investor Total Profit	\$108,555		Gross M	lonthly Income)	\$	
Investor Mthly CF	\$1,148		GDS			_	30%
Investor Cash on Cash Ratio	12.00%		Total Debt Payments (Above Lease)			se) \$	237
Investor Exit Profit	\$53,447		TDS				40%
Investor Avg Annual ROI	23.65%			Morta	age at Terr	m End	
All information displayed is believed to b		alculated and	Re-Purc	hase Price	J	\$	687,200
reasonable estimates are made conce	•		Initial De			\$	
however, we cannot predict future prices the	nerefore the int	formation is not		•			. ,
guaranteed and should as with any inv				Down Paymer		\$, ,
verified. No warranties or representation	ons of any kind	are made.		wn Pmt at end	<u> </u>	- \$	
[€Z U C]			New Mo	rtgage		\$	620,240
HUS FINANCIAL			Down P	ayment %			9.7%
FINANCIAL			Mortgag	ge LTV %			90.3%

	HOS	RTO PROFOR	RMA				
			Purchase				
Opportunity ID / RTO ID		SOH-MC	N	Ur	nderwriter		TH
Location		Montreal A	Area		Term		3
Purchase Price					-	\$	300,000.00
1st Mortgage Required					80%	\$	240,000.00
	Inve	estment Requir	ed				
Mortgage Down Payment			T		20%	\$	60,000.00
Land Transfer Tax (Select)			Override	\$	-	\$	2,948.50
Estimated Legal Costs (incl Disburseme	ents)					\$	2,250.00
Appraisal 2nd Mortgage Admin Fee						\$ \$	450.00
Zha Wortgage Admiri Tee			C	Closing C	osts	\$	65,648.50
Tenant Locator Fee (incl HST)			-		2.00%	\$	6,780.00
Less: Down Payment (from Occupant)					5.00%	\$	(15,000.00)
Other Adjustments						*	(12,000)
Other : Real Estate Commission		0.00%	10	00%	0.00%	\$	_
Other : Client Fee		0.0070	\$		00.00%	\$	_
Net Investment	Investment %	19.14%	Ψ		00.00 70	\$	57,428.50
Gain From Cashflow	investment /6	15.14/0	Monthly		Annual	Ψ	Total
			-		Ailliuai		IULAI
Base Occupancy Fee Security			\$ 1,830 \$ 519	0.00			
Program Commitment			\$ 2,349				
Condo Fees			\$	-			
Total Mthly Commitment			\$ 2,349	0.00 \$	28,188	\$	84,564
Less: Debt Service - 1st Mortgage	Interest Rate	2.94%	\$ (1,001		(12,022)	\$	(36,065)
Less: Property Tax		1.10%	\$ (275	5.00) \$	(3,300)	\$	(9,900)
Less: Insurance		0.75%	\$ (187	7.50) \$	(2,250)	\$	(6,750)
Managed Services			\$ (250	0.00) \$	(3,000)	\$	(9,000)
Maintenance/Condo Fee (not included in L	_ease Pymt)		\$	- \$	-	\$	_
Total Profit from Cashflow	,		\$	635		\$	22,849
	Profit	from Sale/Trai	nsfer	•			
Future Sale/Transfer Price		Compounding Ap	preciation		4.28%	\$	340,200.00
Add: Administration Fee	•					\$	1,500.00
Less: Remaining 1st Mortgage						\$	(224,203.64)
Less: Legal Cost to discharge						\$	(1,000.00)
Realtor Fees					0.00%	\$	(1,000.00)
					0.00%	_	(57,400,50)
Less: Initial Investment						\$	(57,428.50)
Less: Down Payment (from Occupant)			ı			\$	(15,000.00)
Less: Additional Down Payment	0.0%	\$ (519.00)	\$	- \$	(519.00)	\$	(18,684.00)
Balloon Payment to Capital Investor						\$	-
Closing Profit from Sale/Transfer						\$	25,383.86
Managed Servies Shared Exit (includes	HST)	2.5%	Override	\$	-	\$	(9,610.65)
Closing Profit from Sale/Transfer						\$	15,773.21
				Servic	e Ratios		
Investor Total Profit	\$38,622		Gross Monthly Ind	come		\$	9,313
Investor Mthly CF	\$635		GDS				20%
Investor Cash on Cash Ratio	13.30%		Total Debt Payme	ante (Abo	(a L aasa)	\$	
Investor Exit Profit			TDS	our) em	rc Lcasc)	Ψ	25%
	\$15,773			auta	of Tarres C		25 /0
Investor Avg Annual ROI	22.42%	alculated and			at Term En		240.000
All information displayed is believed to lead to reasonable estimates are made concerts.			Re-Purchase Pric	Æ		\$	340,200
however, we cannot predict future prices			Initial Deposit			\$	(15,000)
guaranteed and should as with any in			Accum. Down Pa	yment		\$	(18,684)
verified. No warranties or representat	ions of any kind	are made.	Total Down Pmt a	at end		\$	(33,684.00)
			New Mortgage			\$	306,516
(<i>△</i> ←) H U S				1			9.9%
FINANCIAL			Down Payment 9	<u>/o</u>			0.070

	HOS	RTO PROFC	RMA					
				Purchase				
Opportunity ID / RTO ID		RAU-M			Une	derwriter		TH
Location		Montreal	Area		_	Term		4
Purchase Price		montrour	Alou			0	\$	300,000.00
1st Mortgage Required						80%	\$	240,000.00
	Inve	stment Requ	ired					
Mortgage Down Payment						20%	\$	60,000.00
Land Transfer Tax (Select)	. ()		Overri	de	\$	-	\$	2,948.50
Estimated Legal Costs (incl Disburseme Appraisal	ents)						\$ \$	2,250.00 450.00
2nd Mortgage Admin Fee							\$	430.00
Zna wongage / taniii 1 00				Closi	ng Co	osts	\$	65,648.50
Tenant Locator Fee (incl HST)						2.00%	\$	6,780.00
Less: Down Payment (from Occupant)					5	5.00%	\$	(15,000.00)
Other Adjustments								,
Other : Real Estate Commission		0.00%		100%	C	0.00%	\$	-
Other : Client Fee			\$	_	10	0.00%	\$	-
Net Investment	Investment %	19.14%					\$	57.428.50
Gain From Cashflow				Monthly	Α	nnual	•	Total
Base Occupancy Fee			\$	1,850.00				
Security			\$	460.00	1			
Program Commitment			\$	2,310.00	1			
Condo Fees			\$	-	1			
Total Mthly Commitment			\$	2,310.00	\$	27,720	\$	110,880
Less: Debt Service - 1st Mortgage	Interest Rate	2.99%	\$	(1,008.17)	\$	(12,098)	\$	(48,392)
Less: Property Tax		1.10%	\$	(275.00)	\$	(3,300)	\$	(13,200)
Less: Insurance		0.75%	\$	(187.50)	\$	(2,250)	\$	(9,000)
Managed Services			\$	(250.00)	\$	(3,000)	\$	(12,000)
Maintenance/Condo Fee (not included in L	ease Pymt)		\$	-	\$	-	\$	-
Total Profit from Cashflow			\$	589			\$	28,288
	Profit	from Sale/Tra	nsfer					
Future Sale/Transfer Price		Compounding A	ppreciati	on	3	3.76%	\$	347,800.00
Add: Administration Fee							\$	1,500.00
Less: Remaining 1st Mortgage							\$	(218,780.78)
Less: Legal Cost to discharge							\$	(1,000.00)
Realtor Fees						0.00%	\$	(1,000.00
						7.00 /6	÷	(57,400,50)
Less: Initial Investment							\$	(57,428.50)
Less: Down Payment (from Occupant)					1		\$	(15,000.00)
Less: Additional Down Payment	0.0%	\$ (460.00) \$	-	\$	(460.00)	\$	(22,080.00)
Balloon Payment to Capital Investor							\$	-
Closing Profit from Sale/Transfer							\$	35,010.72
Managed Servies Shared Exit (includes	HST)	2.50%		Override	\$	-	\$	(9,825.35)
Closing Profit from Sale/Transfer							\$	25,185.37
				Se	ervice	Ratios		
Investor Total Profit	\$53,473		Gross	Monthly Income	;		\$	5,416
Investor Mthly CF	\$589		GDS	,				34%
Investor Cash on Cash Ratio	12.30%			Debt Payments (Λhov	o I eace)	\$	
Investor Exit Profit	\$25,185		Total Debt Payments (Above Lease)				Ψ	43%
			פטו	20.0		4 Tanus E		43 /0
Investor Avg Annual ROI	23.28%	doulotod and	De D		age a	t Term Er		247.000
All information displayed is believed to be reasonable estimates are made conce	•			ırchase Price			\$	347,800
however, we cannot predict future prices t	•		t 🗆	Deposit			\$	(15,000
guaranteed and should as with any inv			Accun	n. Down Paymer	nt		\$	(22,080
verified. No warranties or representati			Total [Down Pmt at end	d		\$	(37,080.00
			New N	Mortgage			\$	310,720
(///) H U S			D	Payment %				10.7%
FINANCIAL			Down	T dyllicite /0				

	HOS	RTO PROFOI	RMA					
			P	urchase				
Opportunity ID / RTO ID		MAT-BU		aronaso	Und	lerwriter		TH
Location		Buckho				erm		5
Purchase Price		Buckilo			•	Cilii	\$	450,000.00
1st Mortgage Required					8	30%	\$	360,000.00
	Inve	estment Requir	ed					,
Mortgage Down Payment						20%	\$	90,000.00
Land Transfer Tax (Select)			Override	9	\$	-	\$	5,475.00
Estimated Legal Costs (incl Disburseme	ents)						\$	2,250.00 450.00
Appraisal 2nd Mortgage Admin Fee							<u>\$</u> \$	450.00
Zha Wortgage Admiri i ee				Closi	ng Co	sts	\$	98,175.00
Tenant Locator Fee (incl HST)						.00%	\$	10,170.00
Less: Down Payment (from Occupant)					5	.00%	\$	(22,500.00)
Other Adjustments								,
Other : Real Estate Commission		0.00%		100%	0	.00%	\$	-
Other : Client Fee			\$	-		0.00%	\$	_
Net Investment	Investment %	19.08%					\$	85,845.00
Gain From Cashflow	miredunienc /e	10.00%	М	onthly	Ar	nual	_	Total
Base Occupancy Fee		l	\$	2,570.00		·····		1000
Security			\$	640.00	ł			
Program Commitment			\$	3,210.00	1			
Condo Fees			\$	-	i			
Total Mthly Commitment			\$	3,210.00	\$	38,520	\$	192,600
Less: Debt Service - 1st Mortgage	Interest Rate	3.09%	\$	(1,531.46)	\$	(18,378)	\$	(91,888)
Less: Property Tax		0.85%	\$	(318.75)	\$	(3,825)	\$	(19,125)
Less: Insurance		0.65%	\$	(243.75)	\$	(2,925)	\$	(14,625)
Managed Services			\$	(250.00)	\$	(3,000)	\$	(15,000)
Maintenance/Condo Fee (not included in L	ease Pymt)		\$	_	\$	-	\$	_
Total Profit from Cashflow	,		\$	866			\$	51,962
	Profit	from Sale/Trai	nsfer					•
Future Sale/Transfer Price		Compounding Ap	preciation	ı	3	.40%	\$	531,900.00
Add: Administration Fee							\$	1,500.00
Less: Remaining 1st Mortgage							\$	(320,277.37)
Less: Legal Cost to discharge							\$	(1,000.00)
· · ·						000/		(1,000.00)
Realtor Fees					0.	.00%	\$	<u>-</u>
Less: Initial Investment							\$	(85,845.00)
Less: Down Payment (from Occupant)							\$	(22,500.00)
Less: Additional Down Payment	0.0%	\$ (640.00)	\$	-	\$	(640.00)	\$	(38,400.00)
Balloon Payment to Capital Investor							\$	-
Closing Profit from Sale/Transfer							\$	65,377.63
Managed Servies Shared Exit (includes	HST)	2.50%	0	verride	\$	-	\$	(15,026.18)
Closing Profit from Sale/Transfer							\$	50,351.45
				Se	ervice	Ratios		
Investor Total Profit	\$102,314		Gross M	lonthly Income			\$	12,180
Investor Mthly CF	\$866		GDS	ionany moonie			Ψ	21%
•				.h.t. D	/ A l		Φ.	
Investor Cash on Cash Ratio	12.10%			bt Payments ((Above	e Lease)	\$	1,401
Investor Exit Profit	\$50,351		TDS			_		38%
Investor Avg Annual ROI	23.84%	<u> </u>			age at	Term Er		P0.1
All information displayed is believed to be	•		Re-Purc	hase Price			\$	531,900
rooponable satimates		arker itends		enosit			\$	(22,500)
reasonable estimates are made conce	•		Initial De	роск				
however, we cannot predict future prices t	therefore the int	formation is not		Down Paymer	nt		\$	(38,400
	therefore the info	formation is not dependently	Accum.	•			\$ \$	
however, we cannot predict future prices to guaranteed and should as with any inv	therefore the info	formation is not dependently	Accum.	Down Paymer own Pmt at end				(60,900.00)
however, we cannot predict future prices to guaranteed and should as with any inv	therefore the info	formation is not dependently	Accum. Total Do New Mo	Down Paymer own Pmt at end			\$	(38,400) (60,900.00) 471,000 11.4%

	ноѕ	RTO PROFOF	RMA					
			Purchase					
Opportunity ID / RTO ID		ING-AJA Underw						
Location		Ajax, O	N	Term		3		
Purchase Price				•	\$	650,000.00		
1st Mortgage Required				80%	\$	520,000.00		
	Inve	stment Requir	ed					
Mortgage Down Payment				20%	\$	130,000.00		
Land Transfer Tax (Select)			Override	\$ -	\$	9,475.00		
Estimated Legal Costs (incl Disbursem	ients)				\$	2,250.00		
Appraisal					\$	450.00		
Mortgage Fees				0.00%	\$	-		
			Closi	ng Costs	\$	142,175.00		
Tenant Locator Fee (incl HST)				2.00%	\$	14,690.00		
Less: Down Payment (from Occupant)				5.00%	\$	(32,500.00)		
Add'l Funding Costs			ī		\$	-		
Other : Real Estate Commission		0.00%	100%		\$	-		
Other : Client Fee		10.100/	\$ -	100.00%	\$	-		
Net Investment	Investment %	19.13%			\$	124,365.00		
Gain From Cashflow			Monthly	Annual		Total		
Base Occupancy Fee			\$ 2,816.00	•				
Security			\$ 1,050.00					
Program Commitment Condo Fees			\$ 3,866.00 \$ 475.00		_			
Total Mthly Commitment			\$ 4,341.00	\$ 52,092	\$	156,276		
Less: Debt Service - 1st Mortgage	Interest Rate	2.94%	\$ (2,170.57)		\$	(78,141)		
Less: Property Tax	Interest Mate	0.00%	\$ -	\$ -	\$	(70,141)		
Less: Insurance		0.00%	\$ -	\$ -	\$	-		
Managed Services and Administration			\$ (250.00)	\$ (3,000)	\$	(9,000)		
Maintenance/Condo Fee (not included in	Lease Pymt)		\$ (475.00)	\$ (5,700)	\$	(17,100)		
Total Profit from Cashflow		_	\$ 1,445		\$	52,035		
Fortune Oals (Tree You Dries		from Sale/Tran		4.000/		700 500 00		
Future Sale/Transfer Price		Compounding Ap	opreciation	4.06%	\$	732,500.00		
Add: Administration Fee					\$	1,500.00		
Less: Remaining 1st Mortgage					├	(485,905.97)		
Less: Legal Cost to discharge					\$	(1,000.00)		
Realtor Fees				0.00%	\$			
Less: Initial Investment					\$	(124,365.00)		
Less: Down Payment (from Occupant)					\$	(32,500.00)		
Less: Additional Down Payment	0.0%	\$ (1,050.00)	\$ -	\$ (1,050.00)	\$	(37,800.00)		
Balloon Payment to Capital Investor					\$	-		
Closing Profit from Sale/Transfer					\$	52,429.03		
Managed Services / Exit (includes HS	Γ)	Override	2.50%	\$ -	\$	(20,693.13)		
Closing Profit from Sale/Transfer			•		\$	31,735.90		
			Se	ervice Ratios				
Investor Total Profit	\$83,771		Gross Monthly Incom	e	\$	15,000		
Investor Mthly CF	\$1,445		GDS			21%		
Investor Cash on Cash Ratio	13.90%		Total Debt Payments	(Above Lease)	\$	561		
Investor Exit Profit	\$31,736		TDS			33%		
Investor Avg Annual ROI	22.45%		Mortg	age at Term Eı	nd			
All information displayed is believed to	be accurately c	alculated and	Re-Purchase Price		\$	732,500		
reasonable estimates are made conc	•		Initial Deposit		\$	(32,500)		
however, we cannot predict future price not guaranteed and should as with any			Accum. Down Payme	ent	\$	(37,800)		
verified. No warranties or representat			Total Down Pmt at er	nd	\$	(70,300.00)		
	·		New Mortgage		\$	662,200		
(≠→ H O S			Down Payment %			9.6%		
FINANCIAL			Mortgage LTV %			90.4%		
						551.70		

	HOS	RTO PROFOR	RMA				
			l	Purchase			
Opportunity ID / RTO ID		MCL-SP	R		Underwriter		th
Location		Spruce Gr	ove		Term		3
Purchase Price						\$	600,000.00
1st Mortgage Required					80%	\$	480,000.00
		•					
Mortgage Down Payment			1		20%	\$	120,000.00
Land Transfer Tax (Select)			Overrio	le	\$ -	\$	490.00
Estimated Legal Costs (incl Disbursem	ents)					\$	2,250.00
Appraisal					0.000/	\$	450.00
Mortgage Fees				Clasi	0.00%	\$	422 400 00
Tenant Locator Fee (incl HST)				Closi	ng Costs 2.00%	\$	123,190.00 13,560.00
Less: Down Payment (from Occupant)					4.00%	\$	(24,000.00)
Add'l Funding Costs					4.0070	\$	- (24,000.00)
Other : Real Estate Commission		0.00%		100%	0.00%	\$	-
Other : Client Fee			\$	-	100.00%	\$	-
Net Investment	Investment %	18.79%				\$	112,750.00
Gain From Cashflow			I	Monthly	Annual		Total
Base Occupancy Fee			\$	3,260.00			
Security			\$	810.00			
Program Commitment			\$	4,070.00			
Condo Fees			\$				
Total Mthly Commitment	Internal Date	2.040/	\$	4,070.00	\$ 48,840	\$	146,520
Less: Debt Service - 1st Mortgage Less: Property Tax	Interest Rate	2.94% 0.85%	\$ \$	(2,003.60) (425.00)	\$ (24,043) \$ (5,100)	\$	(72,130) (15,300)
Less: Insurance		0.50%	s s	(250.00)	\$ (3,000)	\$	(9,000)
Managed Services and Administration			\$	(250.00)	\$ (3,000)	\$	(9,000)
Maintenance/Condo Fee (not included in	Lease Pymt)		\$	A	\$	\$	-
Total Profit from Cashflow			\$	1,141		\$	41,090
	Profit	from Sale/Trai			2.700/	_	
Future Sale/Transfer Price		Compounding A	ppreciation	on	3.70%	\$	669,100.00
Add: Administration Fee						\$	1,500.00
Less: Remaining 1st Mortgage						_	(448,520.00)
Less: Legal Cost to discharge						\$	(1,000.00)
Realtor Fees					0.00%	\$	-
Less: Initial Investment						_	(112,750.00)
Less: Down Payment (from Occupant)		Ι.				\$	(24,000.00)
Less: Additional Down Payment	19.9%	\$ (810.00)	\$	-	\$ (810.00)	\$	(29,160.00)
Balloon Payment to Capital Investor						\$	-
Closing Profit from Sale/Transfer	<u> </u>	Γ	ı	2.50/	_	\$	55,170.00
Managed Services / Exit (includes HST Closing Profit from Sale/Transfer)			2.5%	\$ -	\$ \$	(18,902.08) 36,267.93
Closing Front from Sale/Transler				Sa	mrice Beties	φ.	36,267.93
Investor Total Profit	¢77.250		Cross		rvice Ratios	<u>م</u>	15,600
Investor Total Profit	\$77,358			Monthly Income	*	\$	
Investor Mthly CF	\$1,141		GDS	aht Daymanta	(Abaya Lagas)	\$	21% 1,200
Investor Cash on Cash Ratio Investor Exit Profit	12.10%		TDS	ebt Payments ((Above Lease)	Ψ.	34%
	\$36,268		103	Morto	age of Torm Er		34 76
Investor Avg Annual ROI All information displayed is believed to	be accurately ca	l alculated and	Re-Piii	chase Price	age at Term Er	\$	669,100
reasonable estimates are made conc	-			Deposit		\$	(24,000)
however, we cannot predict future prices	therefore the in	formation is not		. Down Paymer	nt .	\$	(29,160)
guaranteed and should as with any in				•		_	
verified. No warranties or representat	ions of any kind	are made.	TOTALL	own Pmt at en	<u>u</u>	\$	(53,160.00)
			NI.	ortans:		Φ.	
(A H ∪ C				ortgage		\$	615,940
HOS FINANCIAL			Down	ortgage Payment % age LTV %		\$	7.9% 92.1%

	HOS	RTO PROFO	RMA	\			
				Purchase			
Opportunity ID / RTO ID		SMI-LA	c		Underwriter	П	GL
Location		City, Pro			Term		5
Purchase Price		J. 1.			10	\$	300,000.00
1st Mortgage Required					80%	\$	240,000.00
Tot mortgage required	Inve	estment Requi	red		0070	Ψ	240,000.00
Mortgage Down Payment		otinent requi	···		20%	\$	60,000.00
Land Transfer Tax (Select)			I0v/	erride	\$ -	\$	295.00
Estimated Legal Costs (incl Disburseme	ante)		JOV	emue	Ψ -	\$	2,250.00
,	1113)					\$	· · · · · · · · · · · · · · · · · · ·
Appraisal Mortgage Fees					0.00%	\$	450.00
Wortgage Fees				Closi	ng Costs	\$	62,995.00
Tenant Locator Fee (incl HST)				Ciosii	2.00%	\$	6,780.00
Less: Down Payment (from Occupant)					5.00%	\$	(15,000.00)
Add'l Funding Costs					3.0070	\$	450.00
Other: Real Estate Commission		0.00%		100%	0.00%	\$	-
Other: Client Fee		0.0070	\$	-	100.00%	\$	
	Investment %	18.41%	T		100.0070	\$	55,225,00
Gain From Cashflow	investment /0	10.41/0		Monthly	Annual	Ψ	Total
			\$	•	Aiiiuai		IUlai
Base Occupancy Fee Security			\$	1,760.00 440.00		_	
Program Commitment			\$	2,200.00		_	
Condo Fees	2,200.00		_				
Total Mthly Commitment	2,200.00	\$ 26,400	\$	132,000			
Less: Debt Service - 1st Mortgage	(1,001.80)	\$ (12,022)	\$	(60,108)			
Less: Property Tax 0.85%				(212.50)	\$ (2,550)	\$	(12,750)
Less: Insurance 0.72% \$				(180.00)	\$ (2,160)	\$	(10,800)
Managed Services and Administration \$ (250.00)						\$	(15,000)
Maintenance/Condo Fee (not included in L	ease Pymt)		\$	-	\$ -	\$	-
Total Profit from Cashflow			\$	556		\$	33,342
	Profit	from Sale/Tra					051 000 00
Future Sale/Transfer Price	l	Compounding A	ppred	ciation	3.20%	\$	351,200.00
Add: Administration Fee						\$	1,500.00
Less: Remaining 1st Mortgage						\$	(212,877.64)
Less: Legal Cost to discharge				,		\$	(1,000.00)
Realtor Fees					0.00%	\$	-
Less: Initial Investment						\$	(55,225.00)
Less: Down Payment (from Occupant)						\$	(15,000.00)
Less: Additional Down Payment	0.0%	\$ (440.00)	\$	-	\$ (440.00)	\$	(26,400.00)
Balloon Payment to Capital Investor						\$	-
Closing Profit from Sale/Transfer						\$	42,197.36
Managed Services / Exit (includes HST))	Override		2.5%	\$ -	\$	(8,475.00)
Closing Profit from Sale/Transfer						\$	33,722.36
				Se	ervice Ratios		
Investor Total Profit	\$67,064		Gro	ss Monthly Income	e	\$	10,200
Investor Mthly CF	\$556		GD	S			17%
Investor Cash on Cash Ratio	12.10%		Tot	al Debt Payments ((Above Lease)	\$	400
Investor Exit Profit	\$33,722		TD		,		25%
Investor Avg Annual ROI	24.29%			Mortga	age at Term Er	nd	
All information displayed is believed to b		alculated and	Re-	-Purchase Price	J	\$	351,200
reasonable estimates are made conce				ial Deposit		\$	(15,000)
however, we cannot predict future prices the				cum. Down Paymer	nt	\$	(26,400)
guaranteed and should as with any inv				al Down Pmt at en		\$	(41,400.00)
verified. No warranties or representation	ons of any kind	are made.	-		u	-	
$\left \bigcirc HOS \right $				w Mortgage		\$	309,800
FINANCIAL				wn Payment %			11.8%
			Мо	rtgage LTV %			88.2%

	HOS	RTO PRC	FOR	RMA					
					Purchase				
Opportunity ID / RTO ID		STE	E-AIF		uronaso	l ,,	nderwriter		TH
Location			drie	•		H	Term		3
Purchase Price		All	unc				TOTAL	\$	275,000.00
1st Mortgage Required							80%	\$	220,000.00
	Inve	estment Re	equir	ed					· · · · · ·
Mortgage Down Payment							20%	\$	55,000.00
Land Transfer Tax (Select)				Overrio	de	\$	-	\$	277.50
Estimated Legal Costs (incl Disburseme	ents)							\$	2,250.00
Appraisal 2nd Mortgage Admin Fee								\$	450.00
Zha Mortgage Admin i ee					Closi	na C	osts	\$	57,977.50
Tenant Locator Fee (incl HST)						J	2.00%	\$	6,215.00
Less: Down Payment (from Occupant)							5.00%	\$	(13,750.00)
Other Adjustments									, ,
Other : Real Estate Commission		0.00%	D		100%		0.00%	\$	-
Other : Client Fee				\$	_	1	.00.00%	\$	_
Net Investment	Investment %	18.34%	/ 0	'				\$	50,442.50
Gain From Cashflow	miredunienc /e	101017			Monthly		Annual	*	Total
Base Occupancy Fee				\$	1,620.00		· · · · · · · · · · · · · · · · · · ·		
Security				\$	505.00	•			
Program Commitment				\$	2,125.00	1			
Condo Fees				\$	-	i			
Total Mthly Commitment				\$	2,125.00	\$	25,500	\$	76,500
Less: Debt Service - 1st Mortgage	Interest Rate	2.94%	D	\$	(918.32)	\$	(11,020)	\$	(33,060)
Less: Property Tax		0.85%	ò	\$	(194.79)	\$	(2,338)	\$	(7,013)
Less: Insurance		0.65%	, D	\$	(148.96)	\$	(1,788)	\$	(5,363)
Managed Services				\$	(250.00)	\$	(3,000)	\$	(9,000)
Maintenance/Condo Fee (not included in L	ease Pymt)			\$	-	\$	-	\$	-
Total Profit from Cashflow				\$	613			\$	22,065
	Profit	from Sale	/Tran	sfer					
Future Sale/Transfer Price		Compoundi	ng Ap	preciatio	n		3.85%	\$	308,100.00
Add: Administration Fee	!							\$	1,500.00
Less: Remaining 1st Mortgage								\$	(205,510.46)
Less: Legal Cost to discharge								\$	(1,000.00)
Realtor Fees							0.00%	\$	(1,000.00)
							0.00%	÷	(50,440,50)
Less: Initial Investment								\$	(50,442.50)
Less: Down Payment (from Occupant)								\$	(13,750.00)
Less: Additional Down Payment	0.0%	\$ (50	5.00)	\$	-	\$	(505.00)	\$	(18,180.00)
Balloon Payment to Capital Investor								\$	-
Closing Profit from Sale/Transfer								\$	20,717.04
Managed Servies Shared Exit (includes	HST)	2.50%	0	(Override	\$		\$	(8,703.83)
Closing Profit from Sale/Transfer								\$	12,013.22
					Sc	ervic	e Ratios		
Investor Total Profit	\$34,079	1		Gross I	Monthly Income	;		\$	5,850
Investor Mthly CF	\$613	1		GDS	y			_	29%
Investor Cash on Cash Ratio	14.60%				ebt Payments	/Λhο	vo Losso)	\$	200
Investor Exit Profit	\$12,013			TDS	ebt i ayillelits	(\DU	ve Lease)	Ψ	40%
		ł		נטוו	20		-4 T T		→ √0
Investor Avg Annual ROI	22.52%		ad	De D		age	at Term Er	_	200 400
All information displayed is believed to be reasonable estimates are made conce					chase Price			\$	308,100
however, we cannot predict future prices	•			Initial D	•			\$	(13,750)
guaranteed and should as with any inv				Accum	. Down Payme	nt		\$	(18,180)
verified. No warranties or representati				Total D	own Pmt at en	d		\$	(31,930.00)
				l	ortanao			\$	276,170
				New M	origage			Ψ	
HOS FINANCIAL					Payment %			Ů,	10.4%