

INCOME MODEL

Suite #502

ONE BEDROOM	
PRICE	
Base Price:	\$299,990
Investment (20% Deposit):	\$59,998
ANNUAL EXPENSES	
Estimated Annual Mortgage:	\$11,818
Estimated Property Tax (1%):	\$3,000
Annual Condo Fees:	\$1,432
INCOME	
Minimum Annual Vendor Leaseback:	\$16,800
Minimum Monthly Rental Income: <i>(100% Guaranteed! Investor is Beneficiary of Higher Lease Rate)</i>	\$1,400
RETURN (1st Year)	
Annual Cash Flow:	\$550
Principle Paid Down:	\$5,673
Net Income:	\$6,223
Annual Return:	10.37%

WITHOUT MORTGAGE	
Net Operating Income:	\$12,368
Cap Rate:	4.12%

*Prices, specifications, features and offerings are subject to change without notice. Mortgage payments calculated using 30 year amortization and 2.89% mortgage rate. The inflation rate is factored in only to demonstrate pre-construction appreciation. This model, etc., is based on industry trends, circumstances involving clients and other factors, and they involve risks, variables and uncertainties. Sage Prestige's actual performance results may differ from those projected in this Income Model. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts, projections or predictive statements contained herein.