

INVESTMENT SCENARIO BREAKDOWN*

CASH COSTS

	RATE	TOTAL
Down Payment	20%	\$90,279
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
Total Cash Needed		\$91,379

DEBT SERVICE

Loan to Value Ratio		80%
New Loan Amount		\$361,116
Interest Rate		4.24%
Amortization Period (years)		30
Monthly Mortgage Payment		\$1,766

OPERATING EXPENSES (Monthly)

Property Tax (estimated)	\$95
Insurance (landlord insurance)	\$50
Condominium Fee (2 Years FREE)	\$0
Utilities	\$60
Total Expenses	\$205

RENTAL INCOME (Monthly)

Monthly Rent (2 Years Guaranteed)	\$2,257
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NET INCOME (Monthly)

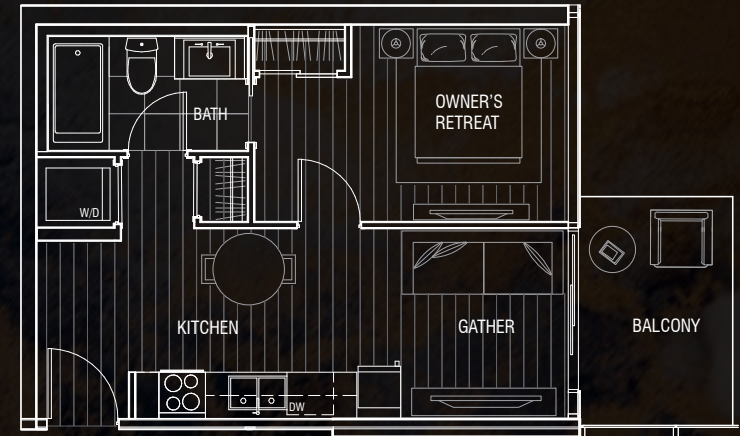
Estimated Capitalization Rate	5.46%
Estimated Cashflow	\$285

SIGNATURE
FLOOR PLAN

1
BEDROOM

1
BATHROOM

±479
SQUARE FEET



PURCHASE PRICE	MONTHLY CASHFLOW	ANNUALIZED R.O.I
\$451,395 <small>including GST</small>	\$285	21.2%

LONG TERM ECONOMICS (estimated)

Initial Value	\$451,395
Market Growth Rate	6.50%
Rental Growth Rate	4.00%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$545,262	\$354,978	\$3,425	\$193,710	112.0%
2	\$580,704	\$348,576	\$4,435	\$239,988	162.6%
3	\$618,450	\$341,901	\$5,485	\$289,894	217.2%
4	\$658,650	\$334,939	\$6,579	\$343,634	276.1%
5	\$701,462	\$327,679	\$7,717	\$401,422	339.3%

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.

IMPERIA

INVESTMENT SCENARIO BREAKDOWN*

CASH COSTS	RATE	TOTAL
Down Payment	20%	\$115,479
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
Total Cash Needed		\$116,579

DEBT SERVICE

Loan to Value Ratio	80%
New Loan Amount	\$461,916
Interest Rate	4.24%
Amortization Period (years)	30
Monthly Mortgage Payment	\$2,260

OPERATING EXPENSES (Monthly)

Property Tax (estimated)	\$105
Insurance (landlord insurance)	\$55
Condominium Fee (2 Years FREE)	\$0
Utilities	\$80
Total Expenses	\$240

RENTAL INCOME (Monthly)

Monthly Rent (2 Years Guaranteed)	\$2,887
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NET INCOME (Monthly)

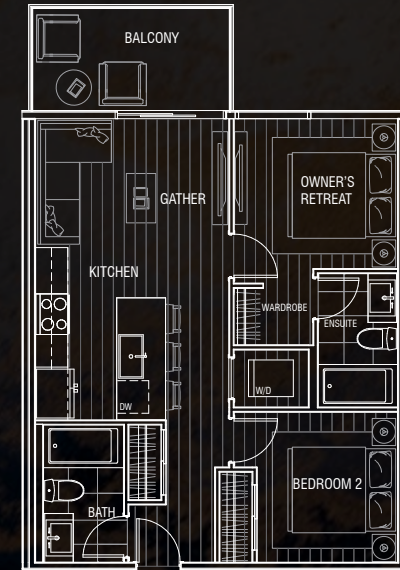
Estimated Capitalization Rate	5.50%
Estimated Cashflow	\$387

EXECUTIVE
FLOOR PLAN

2
BEDROOM

2
BATHROOM

±729
SQUARE FEET



..... PURCHASE PRICE MONTHLY CASHFLOW ANNUALIZED R.O.I
\$577,395 | **\$387** | **21.3%**
including GST

LONG TERM ECONOMICS (estimated)

Initial Value	\$577,395
Market Growth Rate	6.50%
Rental Growth Rate	4.00%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$697,464	\$454,064	\$4,648	\$248,047	112.8%
2	\$742,799	\$445,876	\$5,947	\$307,518	163.8%
3	\$791,081	\$437,338	\$7,299	\$371,638	218.8%
4	\$842,501	\$428,433	\$8,706	\$440,669	278.0%
5	\$897,264	\$419,146	\$10,171	\$514,889	341.7%

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IMPERIA

INVESTMENT SCENARIO BREAKDOWN*

CASH COSTS

	RATE	TOTAL
Down Payment	20%	\$125,139
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
Total Cash Needed		\$126,239

DEBT SERVICE

Loan to Value Ratio		80%
New Loan Amount		\$500,556
Interest Rate		4.24%
Amortization Period (years)		30
Monthly Mortgage Payment		\$2,449

OPERATING EXPENSES (Monthly)

Property Tax (estimated)	\$110
Insurance (landlord insurance)	\$60
Condominium Fee (2 Years FREE)	\$0
Utilities	\$85
Total Expenses	\$255

RENTAL INCOME (Monthly)

Monthly Rent (2 Years Guaranteed)	\$3,128
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NET INCOME (Monthly)

Estimated Capitalization Rate	5.51%
Estimated Cashflow	\$425

PRESIDENTIAL | 2 | 2 | ±888
FLOOR PLAN | BEDROOM | BATHROOM | SQUARE FEET



..... PURCHASE PRICE MONTHLY CASHFLOW ANNUALIZED R.O.I
\$625,695 | **\$425** | **21.3%**
including GST

LONG TERM ECONOMICS (estimated)

Initial Value	\$625,695
Market Growth Rate	6.00%
Rental Growth Rate	4.00%
Expense Growth Rate	3.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$755,808	\$492,048	\$5,097	\$268,858	113.0%
2	\$804,936	\$483,175	\$6,507	\$333,366	164.1%
3	\$857,256	\$473,921	\$7,974	\$402,914	219.2%
4	\$912,978	\$464,272	\$9,501	\$477,787	278.5%
5	\$972,322	\$454,208	\$11,090	\$558,284	342.2%