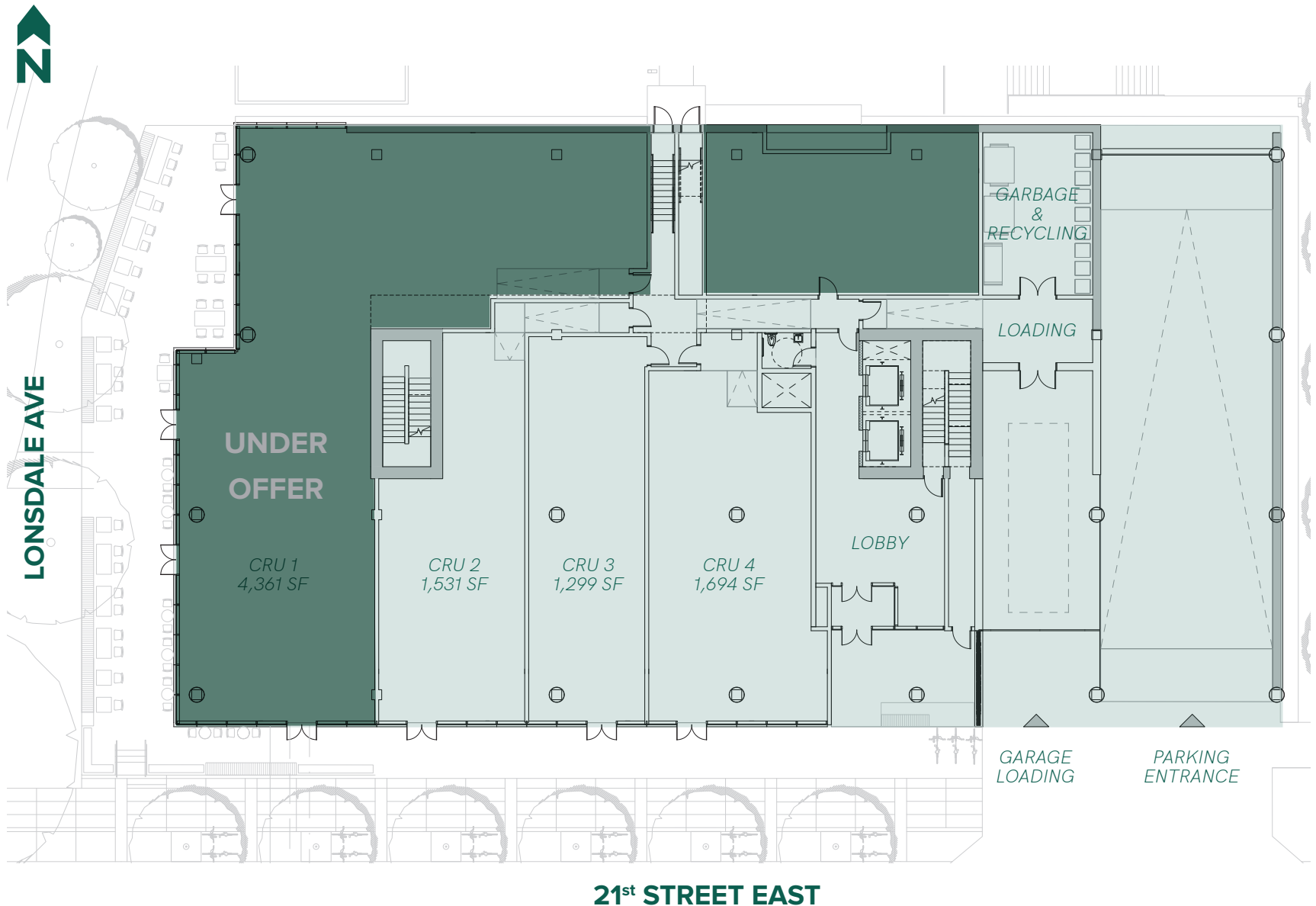


GROUND FLOOR

DARWIN | OfficesAtLonsdaleSquare.com



Jason Teahen
Personal Real Estate Corporation

Rob Chasmar
Personal Real Estate Corporation

Matt Smith
Personal Real Estate Corporation

Sheldon Scott
Personal Real Estate Corporation

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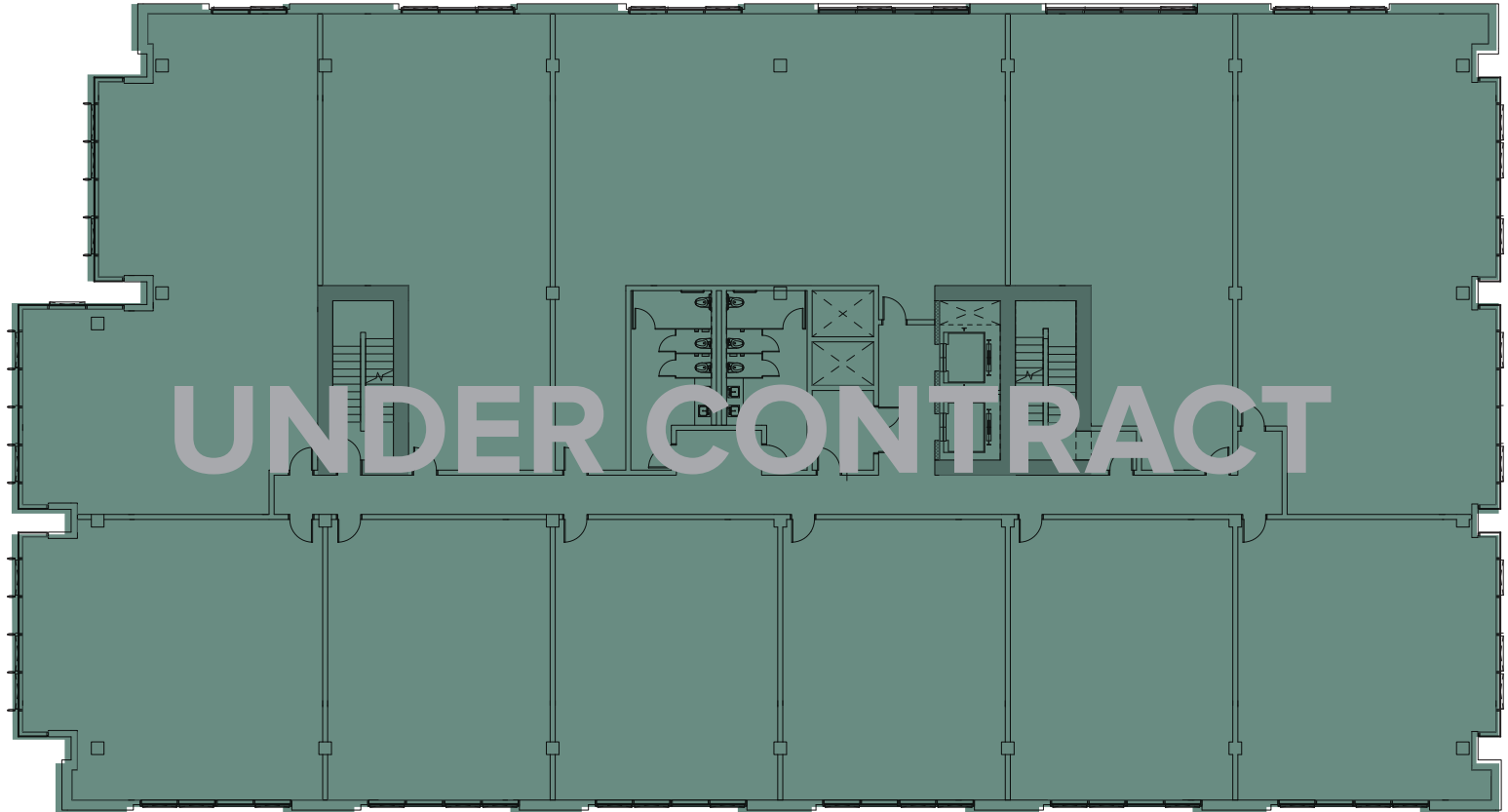
The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Pricing, dimensions, unit numbering, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E. PO12196 2019

SECOND FLOOR

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LONSDALE AVE



21st STREET EAST

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Personal Real Estate Corporation

Rob Chasmar
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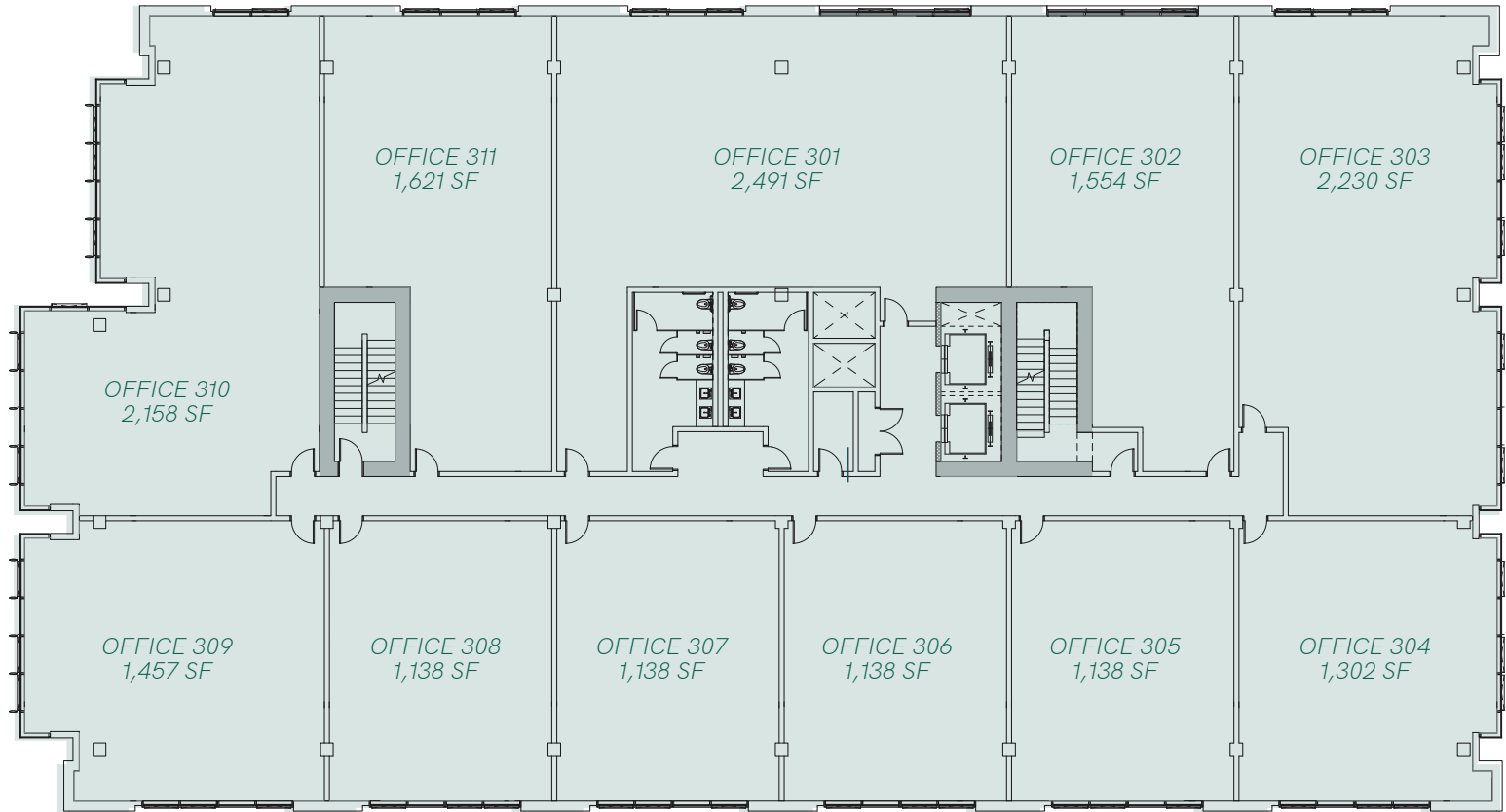
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THIRD FLOOR

DARWIN | OfficesAtLonsdaleSquare.com



LONSDALE AVE



21st STREET EAST

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Personal Real Estate Corporation

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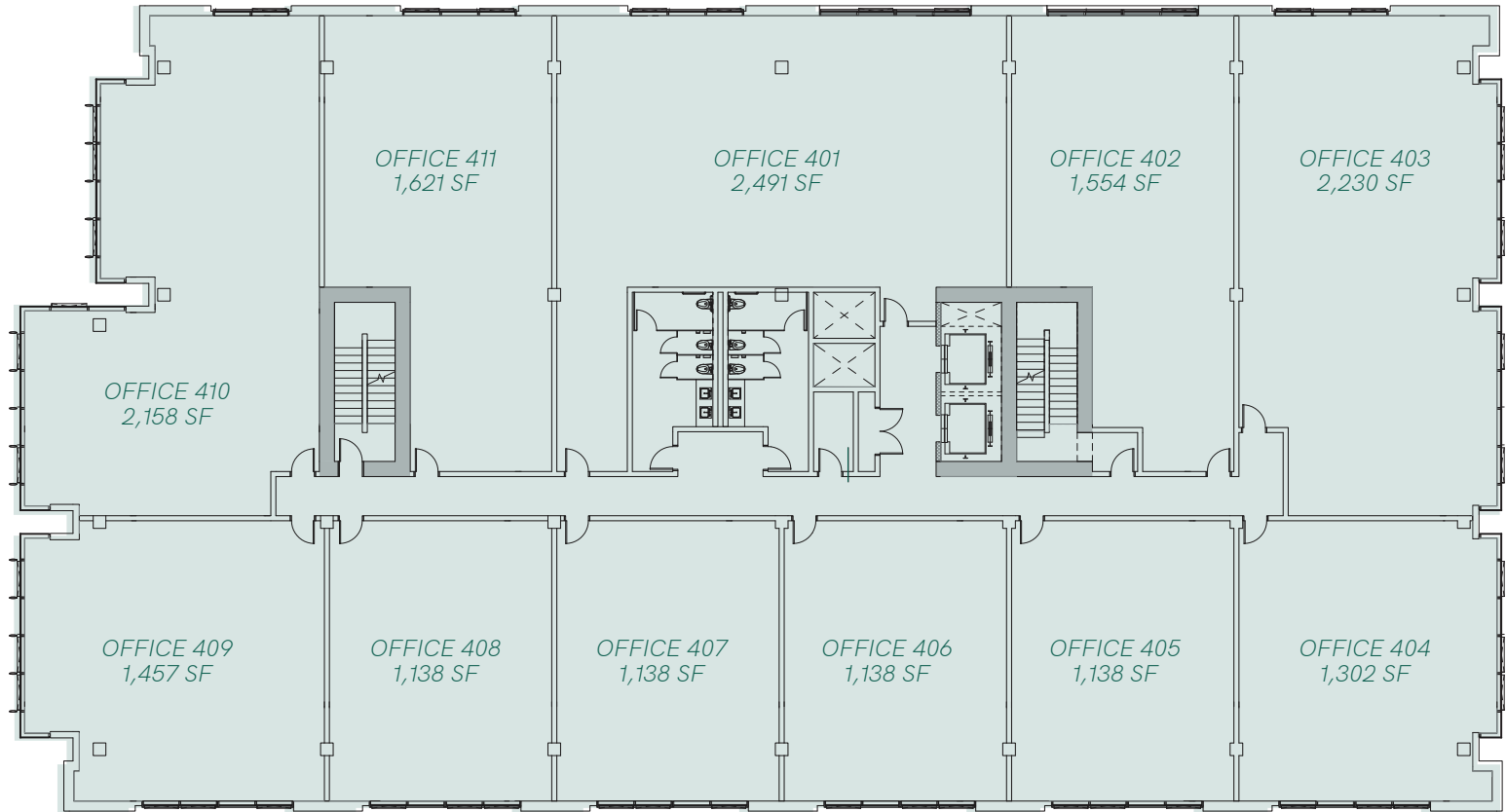
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FOURTH FLOOR

DARWIN | OfficesAtLonsdaleSquare.com



LONSDALE AVE



21st STREET EAST

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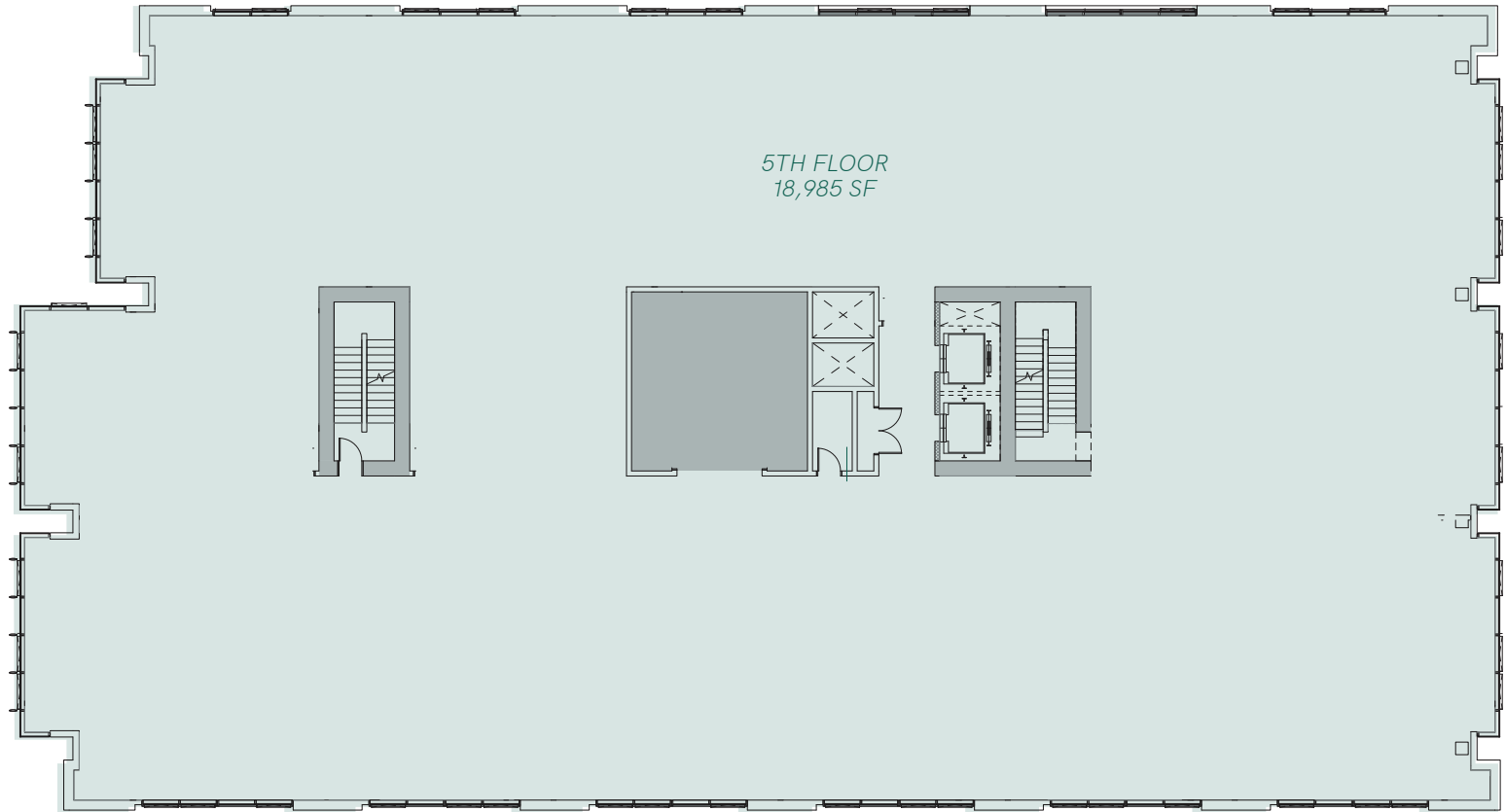
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FIFTH FLOOR

DARWIN | OfficesAtLonsdaleSquare.com



LONSDALE AVE



21st STREET EAST

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Debt Assumptions	Rate	Amortization	Term
	3.50%	25	5 years

Loan-to-Value	70%	80%	90%	100%
	Purchase Price	\$2,000,000	\$2,000,000	\$2,000,000
Down Payment	\$600,000	\$400,000	\$200,000	\$0
Leverage	\$1,400,000	\$1,600,000	\$1,800,000	\$2,000,000
Annual Mortgage Payment	\$83,877	\$95,860	\$107,842	\$119,825
Total Interest Paid (10yrs)	\$418,225	\$477,972	\$537,718	\$597,464
Total Principal Paid (10yrs)	\$420,549	\$480,627	\$540,706	\$600,784

Minimum EBITDA*	\$109,041	\$124,618	\$140,195	\$155,772
Minimum Equity**	\$400,000	\$457,143	\$514,286	\$571,429
Company Equity	(\$200,000)	\$57,143	\$314,286	\$571,429

*Earnings before interest, taxes, depreciation & amortization. This can also include add backs for discretionary management bonuses and rental expense if no longer renting as a result of the purchase.

**This is the minimum equity as defined as shareholder's equity plus retained earnings plus down payment from external sources.

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