

## HARBOURLIFE PROFORMA

1-Oct-2021  
31-Mar-2025

OFFERS ACCEPTED IN OCTOBER 2021  
EXPECTED EXIT MARCH 2025

3.50 YEARS  
441 SQ.FT.

FINANCIAL DETAILS	ESCARPMENT
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Purchase Price		\$	449,999.00
Mortgage Loan to Value Ratio	75%	\$	337,499.25
<b>CASH REQUIRED</b>			
WITH THE OFFER		\$	5,000.00
Deposit @ 30 Days	5%	\$	17,499.95
Deposit @ 90 Days	5%	\$	22,499.95
Deposit @ 150 Days	5%	\$	22,499.95
Deposit @ 540 Days	5%	\$	22,499.95
At the time of closing	5%	\$	22,499.95
<b>Closing Costs:</b>	25%	\$	112,499.75
Legal Fees	\$1,800		
Land Transfer Tax	\$4,995		
Development & Meter Charges Capped **	\$4,500		\$11,294.99
<b>CASH INVESTED</b>		\$	<b>123,794.74</b>

PROJECTED INVESTMENT CASH FLOW	1st YEAR
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Monthly Rent	\$1,874		\$22,491.00
Less: Mortgage, P. & I. ***	\$1,781	\$	21,377.34
Net Cash Flow	\$93	\$	1,113.66

PROJECTED INVESTMENT R.O.I.	1st YEAR
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Annual Mortgage Principle Reduction 1st year		\$	8,635.54
Interest Earned on Deposits **	2.00%	\$	3,515.62
Exit at end of YEAR 1 (2.5% per year)		\$	39,374.91
Net Cash Flow		\$	1,113.66
Sellers Legal Fees for the Developer Buy Back **		\$	(2,500.00)
<b>Returns to the Condo Purchaser 1st year</b>		<b>\$</b>	<b>50,139.72</b>
<b>Rate of Return at the end of the 1st year</b>			<b>40.50%</b>

**ANNUAL R.O.I. FROM DATE OF A.P.S. TO END OF 1ST YEAR BY INSTALLMENT** **16.75%**

\*\*\*Mortgage payments calculated at ONE YEAR TERM for 75% of the purchase price at 4% interest 25 year amortization.

## INTEREST RETURN BASED ON INSTALLMENT DATES

YEARS OF INVESTMENT	3.50	CASH RETURN ON EXIT	\$50,140
		INTERNAL RATE OF RETURN	16.75%

INSTALLMENT DETAILS	INSTALLMENT DATES	INSTALLMENT AMOUNT	TIME INVESTED	CASH RETURNS
1-Oct-2021	1-Oct-2021	\$5,000.00	42.00	\$2,932
Balance 30 Days	31-Oct-2021	\$17,499.95	41.00	\$10,021
90 Days	30-Dec-2021	\$22,499.95	39.00	\$12,264
150 Days	28-Feb-2022	\$22,499.95	37.00	\$11,644
540 Days	25-Mar-2023	\$22,499.95	24.25	\$7,617
Closing Costs	31-Mar-2024	\$33,794.94	12.00	\$5,662
EXIT	31-Mar-2025	\$0.00	0.00	\$0
Total Invested		\$123,794.74		\$50,139

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OFFERS ACCEPTED IN OCTOBER 2021  
EXPECTED EXIT MARCH 2025

3.50 YEARS  
573 SQ.FT.

FINANCIAL DETAILS	LAKE		
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Purchase Price		\$	559,999.00
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Mortgage Loan to Value Ratio	75%	\$	419,999.25
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**CASH REQUIRED**

WITH THE OFFER		\$	5,000.00
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Deposit @ 30 Days	5%	\$	22,999.95
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Deposit @ 90 Days	5%	\$	27,999.95
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Deposit @ 150 Days	5%	\$	27,999.95
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Deposit @ 540 Days	5%	\$	27,999.95
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At the time of closing	5%	\$	27,999.95
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Closing Costs:	25%	\$	139,999.75
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Legal Fees	\$1,800		
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Land Transfer Tax	\$6,216		
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Development & Meter Charges Capped **	\$4,500	\$	12,515.99
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<b>CASH INVESTED</b>		<b>\$</b>	<b>152,515.74</b>
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PROJECTED INVESTMENT CASH FLOW			1st YEAR
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Monthly Rent	\$2,459	\$	29,509.50
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Less: Mortgage, P. & I. ***	\$2,217	\$	26,602.93
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Net Cash Flow	\$242	\$	2,906.57
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PROJECTED INVESTMENT R.O.I.			1st YEAR
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Annual Mortgage Principle Reduction 1st year		\$	10,746.45
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Interest Earned on Deposits **	2.00%	\$	4,374.99
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Exit at end of YEAR 1 (2.5% per year)		\$	48,999.91
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Net Cash Flow		\$	2,906.57
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Sellers Legal Fees for the Developer Buy Back **		\$	(2,500.00)
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<b>Returns to the Condo Purchaser 1st year</b>		<b>\$</b>	<b>64,527.93</b>
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<b>Rate of Return at the end of the 1st year</b>			<b>42.31%</b>
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<b>ANNUAL R.O.I. FROM DATE OF A.P.S. TO END OF 1ST YEAR BY INSTALLMENT</b>			<b>17.40%</b>
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\*\*\*Mortgage payments calculated at ONE YEAR TERM for 75% of the purchase price at 4% interest 25 year amortization.

## INTEREST RETURN BASED ON INSTALLMENT DATES

YEARS OF INVESTMENT	3.50	CASH RETURN ON EXIT	\$64,528
		INTERNAL RATE OF RETURN	17.40%

INSTALLMENT DETAILS	INSTALLMENT DATES	INSTALLMENT AMOUNT	TIME INVESTED	CASH RETURNS
1-Oct-2021	1-Oct-2021	\$5,000.00	42.00	\$3,045
Balance 30 Days	31-Oct-2021	\$22,999.95	41.00	\$13,680
90 Days	30-Dec-2021	\$27,999.95	39.00	\$15,853
150 Days	28-Feb-2022	\$27,999.95	37.00	\$15,052
540 Days	25-Mar-2023	\$27,999.95	24.25	\$9,846
Closing Costs	31-Mar-2024	\$40,515.94	12.00	\$7,051
EXIT	31-Mar-2025	\$0.00	0.00	\$0
Total Invested		\$152,515.74		\$64,528

## HARBOURLIFE PROFORMA

1-Oct-2021  
31-Mar-2025

OFFERS ACCEPTED IN OCTOBER 2021  
EXPECTED EXIT MARCH 2025

3.50 YEARS  
808 SQ.FT.

FINANCIAL DETAILS	PIER	\$	
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Purchase Price		\$	699,999.00
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Mortgage Loan to Value Ratio	75%	\$	524,999.25
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### CASH REQUIRED

WITH THE OFFER		\$	5,000.00
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Deposit @ 30 Days	5%	\$	29,999.95
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Deposit @ 90 Days	5%	\$	34,999.95
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Deposit @ 150 Days	5%	\$	34,999.95
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Deposit @ 540 Days	5%	\$	34,999.95
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At the time of closing	5%	\$	34,999.95
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Closing Costs:	25%	\$	174,999.75
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Legal Fees	\$1,800		
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Land Transfer Tax	\$7,770		
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Development & Meter Charges Capped **	\$4,500	\$	14,069.99
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CASH INVESTED		\$	189,069.74
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PROJECTED INVESTMENT CASH FLOW			1st YEAR
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Monthly Rent	\$3,188	\$	38,258.80
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Less: Mortgage, P. & I. ***	\$2,771	\$	33,253.67
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Net Cash Flow	\$417	\$	5,005.13
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PROJECTED INVESTMENT R.O.I.			1st YEAR
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Annual Mortgage Principle Reduction 1st year		\$	13,433.07
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Interest Earned on Deposits **	2.00%	\$	5,468.74
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Exit at end of YEAR 1 (2.5% per year)		\$	61,249.91
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Net Cash Flow		\$	5,005.13
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Sellers Legal Fees for the Developer Buy Back **		\$	(2,500.00)
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Returns to the Condo Purchaser 1st year		\$	82,656.85
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Rate of Return at the end of the 1st year			43.72%
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ANNUAL R.O.I. FROM DATE OF A.P.S. TO END OF 1ST YEAR BY INSTALLMENT			17.90%
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\*\*\*Mortgage payments calculated at ONE YEAR TERM for 75% of the purchase price at 4% interest 25 year amortization.

## INTEREST RETURN BASED ON INSTALLMENT DATES

YEARS OF INVESTMENT	3.50	CASH RETURN ON EXIT	\$82,657
		INTERNAL RATE OF RETURN	17.90%

INSTALLMENT DETAILS	INSTALLMENT DATES	INSTALLMENT AMOUNT	TIME INVESTED	CASH RETURNS
1-Oct-2021	1-Oct-2021	\$5,000.00	42.00	\$3,132
Balance 30 Days	31-Oct-2021	\$29,999.95	41.00	\$18,352
90 Days	30-Dec-2021	\$34,999.95	39.00	\$20,381
150 Days	28-Feb-2022	\$34,999.95	37.00	\$19,351
540 Days	25-Mar-2023	\$34,999.95	24.25	\$12,658
Closing Costs	31-Mar-2024	\$49,069.94	12.00	\$8,783
EXIT	31-Mar-2025	\$0.00	0.00	\$0
Total Invested		\$189,069.74		\$82,657

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OFFERS ACCEPTED IN OCTOBER 2021  
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3.50 YEARS  
380 SQ.FT.

FINANCIAL DETAILS		TRANQUIL	
Purchase Price		\$	389,990.00
Mortgage Loan to Value Ratio	75%	\$	292,492.50
<b>CASH REQUIRED</b>			
WITH THE OFFER		\$	5,000.00
Deposit @ 30 Days	5%	\$	14,499.50
Deposit @ 90 Days	5%	\$	19,499.50
Deposit @ 150 Days	5%	\$	19,499.50
Deposit @ 540 Days	5%	\$	19,499.50
At the time of closing	5%	\$	19,499.50
Closing Costs:	25%	\$	97,497.50
Legal Fees	\$1,800		
Land Transfer Tax	\$4,329		
Development & Meter Charges Capped **	\$4,500		\$10,628.89
CASH INVESTED		\$	108,126.39
Monthly Rent	\$1,638		\$19,657.40
Less: Mortgage, P. & I. ***	\$1,544	\$	18,526.60
Net Cash Flow	\$94	\$	1,130.80
Annual Mortgage Principle Reduction 1st year		\$	7,483.96
Interest Earned on Deposits **	2.00%	\$	3,046.80
Exit at end of YEAR 1 (2.5% per year)		\$	34,124.13
Net Cash Flow		\$	1,130.80
Sellers Legal Fees for the Developer Buy Back **		\$	(2,500.00)
Returns to the Condo Purchaser 1st year		\$	43,285.68
Rate of Return at the end of the 1st year			40.03%
ANNUAL R.O.I. FROM DATE OF A.P.S. TO END OF 1ST YEAR BY INSTALLMENT			16.63%

\*\*\*Mortgage payments calculated at ONE YEAR TERM for 75% of the purchase price at 4% interest 25 year amortization.

### INTEREST RETURN BASED ON INSTALLMENT DATES

YEARS OF INVESTMENT	3.50		CASH RETURN ON EXIT	\$43,286
			INTERNAL RATE OF RETURN	16.63%
INSTALLMENT DETAILS	INSTALLMENT DATES	INSTALLMENT AMOUNT	TIME INVESTED	CASH RETURNS
1-Oct-2021	1-Oct-2021	\$5,000.00	42.00	\$2,911
Balance 30 Days	31-Oct-2021	\$14,499.50	41.00	\$8,242
90 Days	30-Dec-2021	\$19,499.50	39.00	\$10,551
150 Days	28-Feb-2022	\$19,499.50	37.00	\$10,018
540 Days	25-Mar-2023	\$19,499.50	24.25	\$6,553
Closing Costs	31-Mar-2024	\$30,128.39	12.00	\$5,011
EXIT	31-Mar-2025	\$0.00	0.00	\$0
Total Invested		\$108,126.39		\$43,286

## HARBOURLIFE PROFORMA

1-Oct-2021  
31-Mar-2025

OFFERS ACCEPTED IN OCTOBER 2021  
EXPECTED EXIT MARCH 2025

3.50 YEARS  
510 SQ.FT.

FINANCIAL DETAILS	WATERFALL
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Purchase Price		\$	499,999.00
Mortgage Loan to Value Ratio	75%	\$	374,999.25
<b>CASH REQUIRED</b>			
WITH THE OFFER		\$	5,000.00
Deposit @ 30 Days	5%	\$	19,999.95
Deposit @ 90 Days	5%	\$	24,999.95
Deposit @ 150 Days	5%	\$	24,999.95
Deposit @ 540 Days	5%	\$	24,999.95
At the time of closing	5%	\$	24,999.95
<b>Closing Costs:</b>	25%	\$	124,999.75
Legal Fees	\$1,800		
Land Transfer Tax	\$5,550		
Development & Meter Charges Capped **	\$4,500	\$	11,849.99
<b>CASH INVESTED</b>		\$	<b>136,849.74</b>

PROJECTED INVESTMENT CASH FLOW	1st YEAR
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Monthly Rent	\$2,146	\$	25,755.00
Less: Mortgage, P. & I. ***	\$1,979	\$	23,752.61
Net Cash Flow	\$167	\$	2,002.39

PROJECTED INVESTMENT R.O.I.	1st YEAR
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Annual Mortgage Principle Reduction 1st year		\$	9,595.04
Interest Earned on Deposits **	2.00%	\$	3,906.24
Exit at end of YEAR 1 (2.5% per year)		\$	43,749.91
Net Cash Flow		\$	2,002.39
Sellers Legal Fees for the Developer Buy Back **		\$	(2,500.00)
<b>Returns to the Condo Purchaser 1st year</b>		<b>\$</b>	<b>56,753.59</b>
<b>Rate of Return at the end of the 1st year</b>			<b>41.47%</b>

**ANNUAL R.O.I. FROM DATE OF A.P.S. TO END OF 1ST YEAR BY INSTALLMENT** **17.11%**

\*\*\*Mortgage payments calculated at ONE YEAR TERM for 75% of the purchase price at 4% interest 25 year amortization.

## INTEREST RETURN BASED ON INSTALLMENT DATES

YEARS OF INVESTMENT	3.50	CASH RETURN ON EXIT	\$56,754
		INTERNAL RATE OF RETURN	17.11%

INSTALLMENT DETAILS	INSTALLMENT DATES	INSTALLMENT AMOUNT	TIME INVESTED	CASH RETURNS
1-Oct-2021	1-Oct-2021	\$5,000.00	42.00	\$2,993
Balance 30 Days	31-Oct-2021	\$19,999.95	41.00	\$11,693
90 Days	30-Dec-2021	\$24,999.95	39.00	\$13,913
150 Days	28-Feb-2022	\$24,999.95	37.00	\$13,210
540 Days	25-Mar-2023	\$24,999.95	24.25	\$8,641
Closing Costs	31-Mar-2024	\$36,849.94	12.00	\$6,303
EXIT	31-Mar-2025	\$0.00	0.00	\$0
Total Invested		\$136,849.74		\$56,753