

Rental Guarantee

ABBY

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$141,750
Mortgage Amount	\$567,000
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$142,950
Monthly Mortgage Payment (PI)	\$2,707

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$443
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$487
Total Monthly Operating Expenses	\$960

OPERATING INCOME

Unit Area in Sq. Ft.	1,068
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$3.59
Gross Monthly Rental Income	\$3,839

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$708,750	\$730,013	\$751,913	\$774,470	\$797,704
Residual Value After Mortgage	\$141,750	\$182,983	\$214,868	\$247,411	\$280,630
Annual Cashflow from Rental	\$2,067	\$3,103	\$4,171	\$5,271	\$6,403
Equity	\$143,817	\$186,086	\$219,039	\$252,681	\$287,033
Total Return (\$)	\$867	\$43,136	\$76,089	\$109,731	\$144,083
Total Return (%)	1%	30%	53%	77%	101%
Total Return/Year	1%	15%	18%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

ABBY

1,068 SQ FT | 2 BED + DEN | 2 BATH

PURCHASE PRICE

\$708,750
including GST

YEAR 5 RETURN

\$144,083

YEAR 5 RETURN

101%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$46,069
Total Annual Operating Expense	\$11,518
Annual Net Operating Income (NOI)	\$34,550
Monthly Net Operating Income (NOI)	\$2,879



CONQUER CONDO

Rental Guarantee

BELLE

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$88,620
Mortgage Amount	\$354,480
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$89,820
Monthly Mortgage Payment (PI)	\$1,692

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$277
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$325
Total Monthly Operating Expenses	\$632

OPERATING INCOME

Unit Area in Sq. Ft.	586
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$4.10
Gross Monthly Rental Income	\$2,400

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$443,100	\$456,393	\$470,085	\$484,187	\$498,713
Residual Value After Mortgage	\$88,620	\$114,398	\$134,332	\$154,677	\$175,446
Annual Cashflow from Rental	\$915	\$1,552	\$2,207	\$2,883	\$3,579
Equity	\$89,535	\$115,950	\$136,540	\$157,560	\$179,024
Total Return (\$)	(\$285)	\$26,130	\$46,720	\$64,740	\$89,204
Total Return (%)	0%	29%	52%	75%	99%
Total Return/Year	0%	15%	17%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

BELLE

586 SQ FT | 1 BED | 1 BATH

PURCHASE PRICE

\$443,100
including GST

YEAR 5 RETURN

\$89,204

YEAR 5 RETURN

99%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$28,802
Total Annual Operating Expense	\$7,578
Annual Net Operating Income (NOI)	\$21,223
Monthly Net Operating Income (NOI)	\$1,769



CONQUER CONDO

Rental Guarantee

COCO

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$74,970
Mortgage Amount	\$299,880
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$76,170
Monthly Mortgage Payment (PI)	\$1,432

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$234
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$268
Total Monthly Operating Expenses	\$532

OPERATING INCOME

Unit Area in Sq. Ft.	461
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$4.40
Gross Monthly Rental Income	\$2,030

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$374,850	\$386,096	\$397,678	\$409,609	\$421,897
Residual Value After Mortgage	\$74,970	\$96,777	\$113,641	\$130,853	\$148,422
Annual Cashflow from Rental	\$793	\$1,332	\$1,887	\$2,459	\$3,049
Equity	\$75,763	\$98,109	\$115,529	\$133,312	\$151,470
Total Return (\$)	(\$407)	\$21,939	\$39,359	\$527,142	\$75,300
Total Return (%)	-1%	29%	52%	75%	99%
Total Return/Year	-1%	14%	17%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)

4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

COCO

461 SQ FT | STUDIO

PURCHASE PRICE

\$374,850

including GST

YEAR 5 RETURN

\$75,300

YEAR 5 RETURN

99%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$24,365
Total Annual Operating Expense	\$6,392
Annual Net Operating Income (NOI)	\$17,973
Monthly Net Operating Income (NOI)	\$1,498



CONQUER CONDO

Rental Guarantee

DUKE

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$131,670
Mortgage Amount	\$526,680
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$132,870
Monthly Mortgage Payment (PI)	\$2,514

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$411
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$468
Total Monthly Operating Expenses	\$909

OPERATING INCOME

Unit Area in Sq. Ft.	973
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$3.67
Gross Monthly Rental Income	\$3,566

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$658,350	\$678,101	\$698,444	\$719,397	\$740,979
Residual Value After Mortgage	\$131,670	\$169,971	\$199,589	\$229,817	\$260,674
Annual Cashflow from Rental	\$1,704	\$2,660	\$3,645	\$4,659	\$5,704
Equity	\$133,374	\$172,630	\$203,233	\$234,476	\$266,378
Total Return (\$)	\$504	\$39,760	\$70,363	\$101,606	\$133,508
Total Return (%)	0%	30%	53%	76%	100%
Total Return/Year	0%	15%	18%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

DUKE

973 SQ FT | 2 BED | 2 BATH

PURCHASE PRICE

\$658,350
including GST

YEAR 5 RETURN

\$133,508

YEAR 5 RETURN

100%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$42,793
Total Annual Operating Expense	\$10,916
Annual Net Operating Income (NOI)	\$31,877
Monthly Net Operating Income (NOI)	\$2,656



CONQUER CONDO

Rental Guarantee

EDEN

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$110,670
Mortgage Amount	\$442,680
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$111,870
Monthly Mortgage Payment (PI)	\$2,113

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$346
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$412
Total Monthly Operating Expenses	\$788

OPERATING INCOME

Unit Area in Sq. Ft.	749
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$3.98
Gross Monthly Rental Income	\$2,997

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$553,350	\$569,951	\$587,049	\$604,660	\$622,800
Residual Value After Mortgage	\$110,670	\$142,862	\$167,756	\$193,164	\$219,099
Annual Cashflow from Rental	\$1,153	\$1,948	\$2,767	\$3,611	\$4,480
Equity	\$111,823	\$144,810	\$170,524	\$196,775	\$223,579
Total Return (\$)	(\$47)	\$32,940	\$58,654	\$84,905	\$111,709
Total Return (%)	0%	29%	52%	76%	100%
Total Return/Year	0%	15%	17%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

EDEN

749 SQ FT | 2 BED | 2 BATH

PURCHASE PRICE

\$553,350
including GST

YEAR 5 RETURN

\$111,709

YEAR 5 RETURN

100%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$35,968
Total Annual Operating Expense	\$9,454
Annual Net Operating Income (NOI)	\$26,514
Monthly Net Operating Income (NOI)	\$2,209



CONQUER CONDO

Rental Guarantee

FELIX

FINANCING

YEAR 1 TOTAL

Down Payment (20%)	\$100,170
Mortgage Amount	\$400,680
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$101,370
Monthly Mortgage Payment (PI)	\$1,913

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$313
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$368
Total Monthly Operating Expenses	\$711

OPERATING INCOME

Unit Area in Sq. Ft.	682
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$3.98
Gross Monthly Rental Income	\$2,713

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$500,850	\$515,876	\$531,352	\$547,292	\$563,711
Residual Value After Mortgage	\$100,170	\$129,308	\$151,840	\$174,837	\$198,312
Annual Cashflow from Rental	\$1,064	\$1,785	\$2,527	\$3,292	\$4,079
Equity	\$101,234	\$131,093	\$154,367	\$178,128	\$202,391
Total Return (\$)	(\$136)	\$29,723	\$52,997	\$76,758	\$101,021
Total Return (%)	0%	29%	52%	76%	100%
Total Return/Year	0%	15%	17%	19%	20%

NOTES AND ASSUMPTIONS:

- Rents are calculated at 6.5% of the Gross Unit Purchase Price
- Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
- Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
- City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
- 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
- Unit price subject to change
- GST calculated at 5%
- Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

FELIX

682 SQ FT | 2 BED | 1 BATH

PURCHASE PRICE

\$500,850
including GST

YEAR 5 RETURN

\$101,021

YEAR 5 RETURN

100%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$32,555
Total Annual Operating Expense	\$8,536
Annual Net Operating Income (NOI)	\$24,019
Monthly Net Operating Income (NOI)	\$2,002



CONQUER CONDO

Rental Guarantee

GAGE

FINANCING YEAR 1 TOTAL

Down Payment (20%)	\$114,870
Mortgage Amount	\$459,480
Acquisition Cost, Legal, Loan Fees	\$1,200
Amortization (years)	30
Annual Interest Rate (see Note 5)	4%
Initial Investment	\$116,070
Monthly Mortgage Payment (PI)	\$2,194

OPERATING EXPENSES (Before Debt Service)

Property Taxes (see note 4)	\$359
Landlord's Liability Insurance	\$30
Condominium Fees - Units (see note 2)	\$468
Total Monthly Operating Expenses	\$857

OPERATING INCOME

Unit Area in Sq. Ft.	795
Monthly Rent per Unit per Sq. Ft. (see note 1)	\$3.91
Gross Monthly Rental Income	\$3,111

LONG-TERM HOLDING ECONOMICS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Asset Value at Year-End (see note 3)	\$574,350	\$591,581	\$609,328	\$627,608	\$646,436
Residual Value After Mortgage	\$114,870	\$148,284	\$174,123	\$200,494	\$227,414
Annual Cashflow from Rental	\$723	\$1,535	\$2,371	\$3,231	\$4,118
Equity	\$115,593	\$149,819	\$176,493	\$203,726	\$231,532
Total Return (\$)	(\$477)	\$33,749	\$60,423	\$87,656	\$115,462
Total Return (%)	0%	29%	52%	76%	99%
Total Return/Year	0%	15%	17%	19%	20%

NOTES AND ASSUMPTIONS:

1. Rents are calculated at 6.5% of the Gross Unit Purchase Price
2. Condominium fees are estimated for each unit based on the Year-1 operating budget prepared by the Property Manager
3. Annual inflation rate for rents, costs and values is assumed at 3% (within Bank of Canada target range)
4. City of Calgary property taxes are estimated based on 2022 assessment values for comparable units in Mission District
5. 5-yr Fixed-Term Mortgage Rate estimated at time of building completion
6. Unit price subject to change
7. GST calculated at 5%
8. Parking stalls are not included in the analysis

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However, no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.

GAGE

795 SQ FT | 2 BED + MEDIA | 1 BATH

PURCHASE PRICE

\$574,350
including GST

YEAR 5 RETURN

\$115,462

YEAR 5 RETURN

99%

NET OPERATING INCOME (NOI)

YEAR 1 TOTAL

Total Annual Rental Income	\$37,333
Total Annual Operating Expense	\$10,286
Annual Net Operating Income (NOI)	\$27,047
Monthly Net Operating Income (NOI)	\$2,254



CONQUER CONDO

Rental Guarantee

2 YEAR GUARANTEE - HOW IT WORKS

Gauranteed Monthly Amount

COCO \$2,030	EDEN \$2,997
HAZEL \$2,121	GAGE \$3,111
BELLE \$2,400	DUKE \$3,566
FELIX \$2,713	ABBY \$3,839

Leaseback payments are made on a monthly basis via Pre Authorized Debit (PAD).

What We Provide

- Monthly leaseback program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewals/continuance of direct rent after the 2 year term
- No rental restrictions

What You Provide

- All costs associated with the property (taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees)

* This calculation is not intended as an investment offering. Its purpose is to illustrate potential rental feasibility for some typical condominium units, if purchasers choose to rent them out. It has been prepared based on the information available to the Developer and is believed to be accurate. However; no guarantees are made to the accuracy of the numbers used hereinabove, which are subject to change without notice. The Developer specifically disclaims any liability arising from the use of this calculation. Purchasers should verify their rental feasibility assumptions with their qualified financial advisor.