

CURRENT OPPORTUNITY



Minimum Investment	\$10,000 CAD
Registered Plan Eligible (RRSP, TFSA etc)	No
Remaining Room for Investment	\$390,000
Closed to New Investment	May 23 rd , 2011
Purchase Price	\$1,350,000
Number of Units	15
Type	Multi-family Apartment
Location	Queen Mary Park, Central Edmonton, AB
Hot Points	Property is located within existing 7 min. transit connection to approved new LRT expansion to NAIT. Expected to open service in 2014. The diverse suite mix is ideal for maximized occupancy and provides a potential exit as condos.
Strategy	Improve and hold as income property until there is a compelling reason to sell or refinance. Surrounding LRT, Epcor Tower, and other development will lead to increased rental demand, rental income, and property value.

KEY NUMBERS

Total Gross Income (Rents)	\$139,591
Total Operating Expenses	\$50,195
Operating Expenses as Percentage of Income	36%
NET Operating Income (before debt service)	\$89,397
Annual Return on Investment*	
1. Cash on Cash Return	3.7%
2. Return on Equity	7.4%
3. Total Annual Return with 5% Appreciation	18.5%

*Returns are estimates based on this particular property only and are NET to the investor. Details of mortgage financing are available and not to exceed 75%. This property is being considered for the Parkhurst REIT portfolio following our Investment Process as described in our Investment Guide. This is not an offer to sell securities; any formal offer will be made through applicable Offering Documents.

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See our Investment Guide for more details.
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