



## TERM SHEET

### Winnipeg, MB

### July 2016

#### OVERVIEW

- Full duplex located in Winnipeg, MB with a purchase price of \$151,000
- Property is expected to generate up to \$2,150 of rental income per month.

#### FINANCIAL DETAILS

<b>Initial Commitment Required</b>		
1. Down Payment (20% of \$151,000 purchase price )		\$30,200
2. Closing Costs & Expenses (Initial Improvement, Inspection, Appraisal, Land Transfer Tax, & Legal Fees)		\$7,649
<b>Total Commitment Required</b>		<b>\$37,649</b>
<b>Financing</b>		
First Mortgage (80% Loan to Value)		\$120,800
Monthly Financing Payment (Fixed Principle & Interest @ 2.35%, 30 years AMT)		\$563
<b>Monthly Gross Operating Income</b> (Monthly Income of \$2,150 –Rental Vacancy Rate @ 5%)		\$2,043
<b>Monthly Total Net Operating Expenses</b> (Tax, Insurance, Utilities, Repairs & Maintenance @ 5% & Property Management @12%)		\$820
<b>Total Operating Income</b> (Gross Operating Income – Net Operating Expenses)		<b>\$1,223</b>
<b>Estimated Net Monthly Cash Flow</b> (Total Operating Income – Monthly Financing Payment)		\$660
<b>Total Net Monthly Cash Flow (Cash Flow + Principle Recapture)</b>		<b>\$961</b>

Total ROI		
Cash Flow		20.9%
Principle Recapture	\$3,615.00	9.6%
Passive Appreciation (2%)		8.0%
Active Appreciation		0.0%
<b>Total ROI</b>		<b>38.4%</b>

**Please contact Hay2Brick by email at [info@hay2brick.com](mailto:info@hay2brick.com) or by phone at 1-866-991-1336 for additional information on this opportunity.**

The forward-looking statements and information are based on certain key expectations and assumptions made by Hay2Brick, including expectations and assumptions concerning Hay2Brick's ability to identify, acquire and develop real estate properties in Canada and continue to generate positive cash flows from such real estate assets, complete its non-brokered private placement offering, the value of the Canadian dollar and Hay2Brick's ability to maintain its growth in the future. Although Hay2Brick believes that the expectations and assumptions on which such forward-looking statements and information are based to be reasonable, readers are cautioned not to place undue reliance on forward-looking statements, as there can be no assurance that the plans, intentions or expectations upon which they are based will occur. Since forward-looking statements and information address future events and conditions, by their very nature they involve inherent risks and uncertainties.