

# INTRODUCTION



## Spruce Grove, Alberta

99 Condo Units Under Construction

**13** ONLY  
PRESALE  
UNITS  
REMAINING

INTRODUCTION

PROPERTY INFORMATION

MARKET INFORMATION

INVESTMENT OVERVIEW

SUMMARY & CONTACTS

PRINT

EXIT



# PROPERTY INFORMATION



## Quality Construction In a Great Location!

Stylish, upscale...new subdivision... Low exterior maintenance..22" Engineered web truss joints...Extra soundproofing...Heated Underground Parking

## GREAT LOCATION

Next to new shopping centre with  
Save on Foods – Shoppers - Starbucks



- ✓ Top floor vaulted ceilings
- ✓ Open Plan
- ✓ 7 appliances
- ✓ In-suite laundry & Storage Room
- ✓ Every suite has 2 parking
- ✓ Every suite has balcony or patio
- ✓ Right across from Lakewood Park...
- ✓ Close to new retail subdivision!

INTRODUCTION

PROPERTY INFORMATION

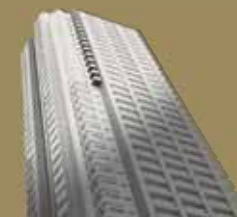
MARKET INFORMATION

INVESTMENT OVERVIEW

SUMMARY & CONTACTS

PRINT

EXIT



APT Investments



# MARKET INFORMATION



## Gateway to the North

Of 1053 projects worth \$240B 70% occur in the north - central region of Alberta. Edmonton is bound for prosperity... as Edmonton continues to be the service hub and gateway to northern industries

Alberta's economy has seen the highest rate of economic growth in Canada over the past five years, averaging 3.1%.

## Investment

Strong investment is a hallmark of the Alberta economy, enabling the province to lead the nation in per capita investment in Alberta at \$18,024, almost twice the national average of \$9,174.



INTRODUCTION

PROPERTY INFORMATION

MARKET INFORMATION

INVESTMENT OVERVIEW

SUMMARY & CONTACTS

PRINT

EXIT



APT Investments

# INVESTMENT OVERVIEW



Forecast 97% ROI  
Over 5 years  
Net of selling costs!

<b>Purchase Price (including GST) - Unit 207</b>	\$	192,131
Less:		
1st Mortgage financing	\$	153,705
2nd Mortgage financing	\$	-
		<u>\$ 153,705</u>

**CASH REQUIRED AT CLOSING** \$ 38,426

**Projected selling price at the end of year 5** \$ 222,736

Less:		
Repayment of Mortgage(s)	\$	141,392
Selling costs (brokerage)	\$	9,265
		<u>\$ 150,657</u>

**NET PROCEEDS FROM SALE** \$ 72,079

Plus:  
Cash distributions rec'd (yrs 2-5) \$ 3,796

**Cumulative cash earned** \$ 75,875

**Projected profit** \$ 37,449

**ROI** 97%



Assumptions:  
3.6% 1<sup>st</sup> mortgage financing - 80% LTV  
3% / yr capital appreciation  
2% / yr revenue increase  
2% / yr increase operating expenses  
3.75% vacancy

INTRODUCTION

PROPERTY INFORMATION

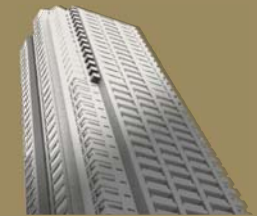
MARKET INFORMATION

INVESTMENT OVERVIEW

SUMMARY & CONTACTS

PRINT

EXIT



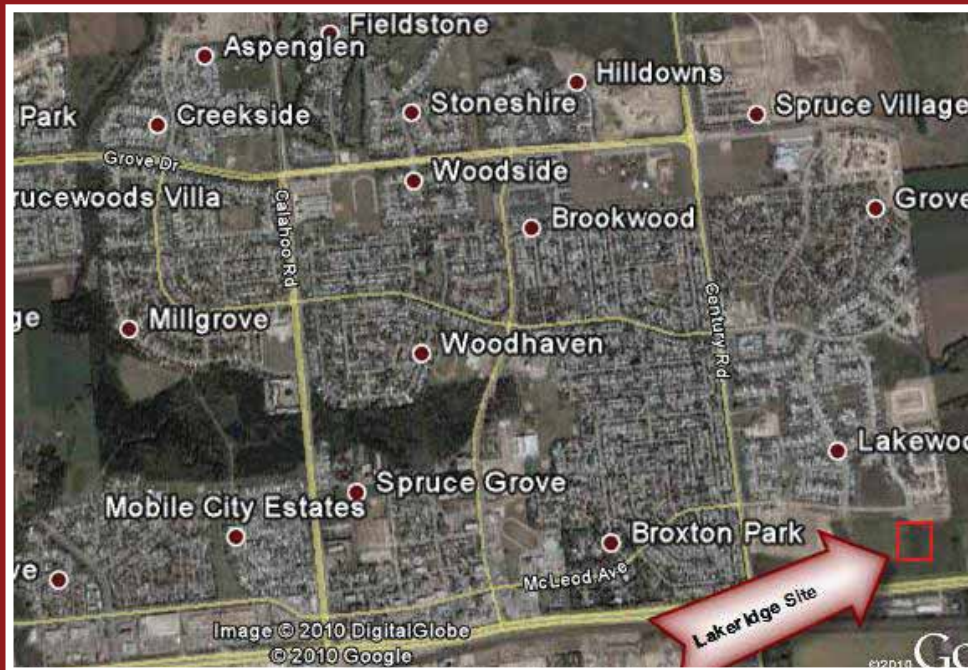
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# SUMMARY & CONTACTS



- ✓ One of Western Canada's fastest growing cities
- ✓ Built by Ridge Developments
- ✓ New Construction completion June 2012
- ✓ Near \$100 Million "Gateway Town Center"
- ✓ 1 year lease guarantee from closing
- ✓ Offered 15% below Appraisal with assignment option



Only 10%  
down  
until 2012

INTRODUCTION

PROPERTY INFORMATION

MARKET INFORMATION

INVESTMENT OVERVIEW

SUMMARY & CONTACTS

PRINT

EXIT

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