

Last Updated 10/20/2020

Address	City	Property Type	Purchase	Date	Improvements + Buying Costs	Adjusted Cost Base (ACB)	Last Appraised Value	Appraisal Year	Current Value	Notes	ROI (Simple Interest)	Sale Date	Sale Price
Cedar St	Saint John, NB	Multi-Family	\$115,000.00	10/12/2018	\$29,320.24	\$144,320.24	\$339,000.00	2020	\$339,000.00	1	134.89%		
Union St	Saint John, NB	Multi-Family	\$3,500,000.00	14/12/2018	\$142,228.00	\$3,642,228.00	\$4,980,000.00	2020	\$5,800,000.00	2	59.24%		
Prince William St	Saint John, NB	Office	\$1,675,000.00	24/4/2020	\$47,924.00	\$1,722,924.00	\$2,100,000.00	2020	\$2,400,000.00		39.30%		
Main St N	Moose Jaw, SK	Multi-Family	\$1,050,000.00	16/7/2019	\$38,837.00	\$1,088,837.00	\$1,265,000.00	2018	\$1,265,000.00		16.18%		
Martha St	Saint John, NB	Multi-Family	\$1,030,000.00	30/4/2018	\$80,223.00	\$1,110,223.00	\$1,570,000.00	2019	\$1,830,000.00		64.83%	18/9/2020	\$1,830,000.00
Broad St	Saint John, NB	Multi-Family	\$210,000.00	15/4/2019	\$7,912.00	\$217,912.00	\$221,000.00	2019	\$315,000.00		44.55%		
Bloor St	Mississauga, ON	Condos	\$385,000.00	21/12/2011	\$11,981.00	\$396,981.00	\$880,000.00	2017	\$1,000,000.00		151.90%		
Sarah Cr & Orchard Heights	Chatham, ON	Multi-Family	\$1,135,000.00	16/12/2013	\$32,086.00	\$1,167,086.00	\$1,440,000.00	2018	\$1,460,000.00		25.10%	13/8/2018	\$1,460,000.00
Victoria St	Saint John, NB	Multi-Family	\$40,000.00	1/4/2019	\$48,759.00	\$88,759.00	\$126,000.00	2019	\$126,000.00		41.96%		
Broad St	Saint John, NB	Multi-Family	\$161,000.00	29/10/2018	\$15,896.00	\$176,896.00	\$170,000.00	2018	\$340,000.00		92.20%		
Saint John St	Saint John, NB	Multi-Family	\$124,750.00	23/10/2018	\$24,320.00	\$149,070.00	\$200,000.00	2020	\$225,000.00		50.94%		
Toronto St	Regina, SK	Industrial	\$782,500.00	31/5/2018	\$27,221.00	\$809,721.00	\$850,000.00	2020	\$850,000.00		4.97%		
Prince Edward St	Saint John, NB	Multi-Family	\$470,000.00	18/12/2017	\$89,087.00	\$559,087.00	\$630,000.00	2019	\$800,000.00		43.09%		
Princess St	Saint John, NB	Multi-Family	\$147,500.00	3/10/2017	\$10,556.00	\$158,056.00	\$235,000.00	2019	\$235,000.00		48.68%		
Duke St	Saint John, NB	Multi-Family	\$182,500.00	2/5/2018	\$13,959.00	\$196,459.00	\$310,000.00	2020	\$345,000.00		75.61%		
Millidge Ave	Saint John, NB	Multi-Family	\$28,000.00	28/12/2017	\$9,707.00	\$37,707.00	\$65,000.00	2019	\$80,000.00		112.16%		
Bonita Ave	Saint John, NB	Multi-Family	\$70,000.00	25/8/2017	\$4,675.00	\$74,675.00	\$110,000.00	2019	\$125,000.00		67.39%		
Sherbrooke St	Saint John, NB	Multi-Family	\$23,000.00	25/8/2017	\$17,945.00	\$40,945.00	\$57,000.00	2018	\$75,000.00		83.17%		
Single Family Home Portfolio (17)	Winnipeg, MB	Multi-Family	\$1,768,000.00	2009-2011	\$168,138.00	\$1,936,138.00	\$2,435,500.00	2018	\$2,500,000.00		29.12%		
Mcpherson Ave	Atlanta, GA	Multi-Family	\$425,000.00	11/5/2020	\$8,500.00	\$433,500.00	\$445,000.00	2020	\$450,000.00		3.81%		
Fletcher St	Atlanta, GA	Multi-Family	\$280,000.00	11/5/2020	\$25,973.00	\$305,973.00	\$370,000.00	2020	\$375,000.00		22.96%		
Elliott Row	Saint John, NB	Multi-Family	\$215,000.00	04/12/2017	\$7,249.00	\$222,249.00	\$215,000.00	2017	\$275,000.00		23.74%		
Hawthorne Ave	Saint John, NB	Multi-Family	\$85,000.00	04/01/2018	\$17,468.00	\$102,468.00	\$115,000.00	2019	\$115,000.00		12.23%		
Douglas Ave	Saint John, NB	Multi-Family	\$82,500.00	29/09/2017	\$6,848.00	\$89,348.00	\$115,000.00	2019	\$125,000.00		39.90%		
TOTALS			\$13,984,750.00		\$886,812.24	\$14,871,562.24	\$19,243,500.00		\$21,450,000.00		53.65%		

Notes

- Accepted offer - \$359,000
- Accepted offer - \$6,900,000

Simple Interest: not including:

- Income/Cash flow (1% of asset value/yr)
- Debt Paydown (2% of asset value/yr)