

EXAMPLE - MORTGAGE RUN - Payments, Balances, Paydowns



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PROPERTY:	<b>933 18th Ave SW</b>	BORROWER:	<b>BELTLINE BROWNSTONES INC.</b>
BUILDING NAME:	<b>The HARVARD</b>	LENDER:	<b>First National 520020</b>
DATE:	<b>April 16, 2024</b>		

LOAN DATA	
Loan Amount	<b>\$1,213,285.57</b>
Annual Interest Rate	<b>3.315%</b>
Amortization Period (years)	<b>31.50</b>
Loan Term (years)	<b>6.92</b>
First Payment Date	<b>November 1, 2022</b>
PAYMENTS	
Monthly Payment	<b>\$5,174.12</b>
Yearly Payment	<b>\$62,089.44</b>

END OF TERM DATA		
Date at End of Term	<b>September 1, 2029</b>	
Balance at End of Term	<b>\$1,042,672.17</b>	
Principal Reduction for full term of loan	<b>\$170,613.40</b>	
Av\$\$ / yr Reduction from Start of Loan	<b>\$24,655.12</b>	
PAYDOWN EXAMPLE		
Balance as of "Closing" (example date)	September 1, 2024	<b>\$1,169,819</b>
Balance as of 1 year out	August 1, 2025	<b>\$1,148,044</b>
Debt Reduction Year 1		<b>\$21,775</b>
Debt Reduction from "Closing" to end of term	September 1, 2029	<b>\$127,147</b>

Pmnt	Payment Date	Payment	Interest	Principal	Balance	Principal Reduction	YEAR END
0					\$1,213,285.57		
12	October 1, 2023	\$5,157.90	\$3,268.38	\$1,889.52	\$1,190,948.98	\$22,336.59	End of Year 1
13	November 1, 2023	\$5,157.90	\$3,263.20	\$1,894.70	\$1,189,054.28		
14	December 1, 2023	\$5,157.90	\$3,258.01	\$1,899.89	\$1,187,154.39		
15	January 1, 2024	\$5,157.90	\$3,252.80	\$1,905.10	\$1,185,249.29		
16	February 1, 2024	\$5,157.90	\$3,247.58	\$1,910.32	\$1,183,338.97		
17	March 1, 2024	\$5,157.90	\$3,242.35	\$1,915.55	\$1,181,423.42		
18	April 1, 2024	\$5,157.90	\$3,237.10	\$1,920.80	\$1,179,502.62		
19	May 1, 2024	\$5,157.90	\$3,231.84	\$1,926.06	\$1,177,576.56		
20	June 1, 2024	\$5,157.90	\$3,226.56	\$1,931.34	\$1,175,645.22		
21	July 1, 2024	\$5,157.90	\$3,221.27	\$1,936.63	\$1,173,708.59		
22	August 1, 2024	\$5,157.90	\$3,215.96	\$1,941.94	\$1,171,766.65		
23	September 1, 2024	\$5,157.90	\$3,210.64	\$1,947.26	\$1,169,819.39		
24	October 1, 2024	\$5,157.90	\$3,205.31	\$1,952.59	\$1,167,866.80	\$23,082.18	End of Year 2
25	November 1, 2024	\$5,157.90	\$3,199.96	\$1,957.94	\$1,165,908.86		
26	December 1, 2024	\$5,157.90	\$3,194.59	\$1,963.31	\$1,163,945.55		
27	January 1, 2025	\$5,157.90	\$3,189.21	\$1,968.69	\$1,161,976.86		
28	February 1, 2025	\$5,157.90	\$3,183.82	\$1,974.08	\$1,160,002.78		
29	March 1, 2025	\$5,157.90	\$3,178.41	\$1,979.49	\$1,158,023.29		
30	April 1, 2025	\$5,157.90	\$3,172.98	\$1,984.92	\$1,156,038.37		
31	May 1, 2025	\$5,157.90	\$3,167.55	\$1,990.35	\$1,154,048.02		
32	June 1, 2025	\$5,157.90	\$3,162.09	\$1,995.81	\$1,152,052.21		
33	July 1, 2025	\$5,157.90	\$3,156.62	\$2,001.28	\$1,150,050.93		
34	August 1, 2025	\$5,157.90	\$3,151.14	\$2,006.76	\$1,148,044.17		
35	September 1, 2025	\$5,157.90	\$3,145.64	\$2,012.26	\$1,146,031.91		
36	October 1, 2025	\$5,157.90	\$3,140.13	\$2,017.77	\$1,144,014.14	\$23,852.66	End of Year 3
48	October 1, 2026	\$5,157.90	\$3,072.77	\$2,085.13	\$1,119,365.26	\$24,648.88	End of Year 4
60	October 1, 2027	\$5,157.90	\$3,003.17	\$2,154.73	\$1,093,893.61	\$25,471.65	End of Year 5
72	October 1, 2028	\$5,157.90	\$2,931.25	\$2,226.65	\$1,067,571.72	\$26,321.89	End of Year 6
83	September 1, 2029	\$5,157.90	\$2,863.21	\$2,294.69	\$1,042,672.17		
84	October 1, 2029	\$5,157.90	\$2,856.92	\$2,300.98	\$1,040,371.19	\$27,200.53	End of Year 7

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