

MOGUL REALTY GROUP PRESENTS

50 X 150 & TURN KEY!

\$285,000- MONTHLY TOTAL PROFIT: **\$319**

ANNUAL YIELD: 6.72% ANNUAL ROI: 24.33%

ANNUAL ROI IS TOTAL OF MARKET APPRECIATION AT 2.0%, MORTGAGE PAY DOWN AND CASH-FLOW.

11935 125 ST



FEATURES

YEAR BUILT	1950
STYLE	3 LEVEL SPLIT
NUMBER OF SUITES	1
FLOOR SPACE	861 SQ FT
GARAGE	DOUBLE
BEDROOMS	3
BATHROOMS	2

KEY VALUE SUMMARY

LOCATION

HUGE 50 X 150 LOT IN GENTRIFYING LOCATION CLOSE TO DOWNTOWN.

TENANT PROFILE

THIS PROPERTY ATTRACTS FAMILIES, WORKING CLASS AND PROFESSIONALS WORKING DOWNTOWN.

BUYER'S EXPECTATIONS

STEADY RENTAL PROPERTY WITH FUTURE DEVELOPMENT POSSIBILITIES.

BONUS VALUE

RECENTLY RENOVATED PROPERTY CLOSE TO THE HOTTEST NEW COMMUNITY OF BLATCHFORD.

CONDITION

TURN KEY PROPERTY WITH NEW FLOORING, PAINT, KITCHEN, APPLIANCES AND MUCH MORE.

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PROPERTY PROFORMA

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Closing Costs

Purchase Price		\$285,000
Downpayment	20%	\$57,000
Legal		\$1,500
Inspection		\$400
Contingency Fund		\$5,000
Total Investment		\$63,900

Mortgage Terms

Rate	2.30%
Amortization	30
Term	5
Type	Fixed
Payment	\$877.35



Monthly Expense Budget For First Year

Revenue (Rent)

****Utilities NOT INCLUDED in rent****

	Monthly	Annual
Unit	\$1,675	\$20,100
Garage	\$0	\$0
Total	\$1,675	\$20,100

Expense

	Monthly	Annual
Tax	\$216	\$2,593
Condo Fee	\$0	\$0
Insurance	\$95	\$1,140
Utilities	\$0	\$0
Management	10%	\$168
Vacancy	5%	\$84
Repairs	5%	\$84
Mortgage	\$877	\$10,528
Total	\$1,523	\$18,281

ROI SUMMARY

5 Year	Projection
Cumulative Equity Gain	\$ 57,729.20
Cumulative ROI	122%
Average Annual ROI	24.33%

****Returns are a sum of cashflow, mortgage paydown, and market appreciation**

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$152	\$1,819
Reserve	\$168	\$2,010
(amount saved into reserve fund after year 1)		
Total Profit	\$319	\$3,829

Cash on Cash Yield

**** Cashflow / Investment ****
3.19%
3.53%

6.72% Yield

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