

MOGUL REALTY GROUP PRESENTS

OFF MARKET IN GREAT FAMILY NIEGHBOURHOOD

\$279,900 - MONTHLY CASH FLOW: \$277



Annual Yield: 5.94% Annual ROI: 24.34%

Annual ROI is total of market appreciation at 2.0%, mortgage pay down and cash-flow.

5955 164 Ave

Features



Year Built	2007
Style	Two Story Half Duplex
Number Of Suites:	1
Floor Space	1110 sqft
Garage	Single Attached
Bedrooms	3
Bathrooms	1 & 1/2



Key Value Summary

Location: Located in the north side community of Matt Barry. Family focused area, close to schools, parks and access to Manning Drive and Anthony Henday.

Tenant Profile: Young families and working to middle class. Great opportunity for long term tenants with young families.

Buyer's Expectations: Newer property, ready to move tenants in.

Bonus Value: Property backs onto a green space, walking distance to schools and easy access to commuter routes.

Condition: Current owner is painting and updating the property in preparation for listing in September. Basement is unfinished and ready for personal customization.



Devin Gray
780-951-9279
Devin@MogulRG.com

LIVE WELL
MOGULRG.COM

Mogul Office
780-424-2001
Office@MogulRG.com

MOGUL REALTY GROUP PRESENTS

PROPERTY PROFORMA

OFF MARKET IN GREAT FAMILY NEIGHBOURHOOD



Closing Costs

Purchase Price		\$279,900
Downpayment	20%	\$55,980
Legal		\$1,500
Inspection		\$400
Contingency Fund		\$5,000
Total Investment		\$62,880

Mortgage Terms

Rate	2.30%
Amortization	30
Term	5
Type	Fixed
Payment	\$861.65



KIRKWOOD & BRENNAN
MORTGAGE GROUP
RATE VERIFIED



Monthly Expense Budget For First Year

Revenue (Rent)

*Utilities Not Included In Rent

	Monthly	Annual
Unit	\$1,595	\$19,140
Garage	\$0	\$0
Total	\$1,595	\$19,140

Expense

	Monthly	Annual
Tax	\$204	\$2,442
Condo Fee	\$0	\$0
Insurance	\$93	\$1,120
Utilities	\$0	\$0
Management	10% \$160	\$1,914
Vacancy	5% \$80	\$957
Repairs	3% \$48	\$574
Mortgage	\$862	\$10,340
Total	\$1,446	\$17,347

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain \$ **56,696.16**

Cumulative ROI **122%**

Average Annual ROI **24.34%**

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$149	\$1,793
Reserve	\$128	\$1,531
(amount saved into reserve fund after year 1)		
Total Profit	\$277	\$3,325

Cash on Cash Yield

**** Cashflow / Investment ****
3.20%
2.74%

5.94% Yield

This proforma is an estimate and is solely for the use of the client/customer and information and purpose stated in the report is not for subsequent use. The client/customer or any other person must not use this report for financing, civil proceedings, income tax purposes, or financial reporting purposes. A real estate appraiser did not prepare this report and the report is not a real estate appraisal report. The report does not comply with real estate appraisal standards of practice. The report is not to be reproduced, publicly shared, or posted to any media.

Devin Gray
780-951-9279
Devin@MogulRG.com

LIVE WELL
MOGULRG.COM

Mogul Office
780-424-2001
Office@MogulRG.com