

MOGUL REALTY GROUP PRESENTS
SUITE RENOVATION IN DESIRABLE NEIGHBOURHOOD
\$435,000- MONTHLY TOTAL PROFIT: \$445

ANNUAL YIELD: 6.13% ANNUAL ROI: 24.09%

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

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FEATURES

YEAR BUILT	2005
STYLE	BUNGALOW
NUMBER OF SUITES	2
FLOOR SPACE	1074 SQ FT
GARAGE	DOUBLE DETACHED
BEDROOMS	2 UP & 2 DOWN
BATHROOMS	2 UP & 1 DOWN

KEY VALUE SUMMARY

LOCATION

LOCATED IN THE DESIRABLE COMMUNITY OF SUMMERSIDE, WITH ACCESS TO THE LAKE AND BEACHHOUSE. CLOSE TO SCHOOLS, PLAYGROUND, SHOPPING AND EASY ACCESS TO THE ANTHONY HENDAY.

TENANT PROFILE

ATTRACTIVE NEIGHBOURHOOD FOR YOUNG FAMILIES AND PROFESSIONALS.

BUYER'S EXPECTATIONS

LISTING PRICE OF \$374,900 WITH \$60,000 ESTIMATED RENOVATION COST MAKING PURCHASE PRICE \$435,000. CONTRACTOR ESTIMATE TO RENOVATE THE BASEMENT AND BUILD A SECOND ENTRANCE ALREADY COMPLETED.

BONUS VALUE

MAIN FLOOR WASHER AND DRYER ALREADY INSTALLED. THE LOWER SUITE KITCHEN IS ALREADY BUILT. HOA FEES PAID FOR THE YEAR ALREADY.

CONDITION

PROPERTY IS WELL MAINTAINED AND MAIN FLOOR IS READY TO MOVE IN FOR TENANTS.



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PROPERTY PROFORMA

SUITE RENOVATION IN DESIRABLE NEIGHBOURHOOD

Closing Costs

Purchase Price		\$435,000
Downpayment	20%	\$87,000
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$94,000

Mortgage Terms

Rate	2.74%
Amortization	30
Term	5
Type	Variable

KIRKWOOD & BRENNAN
MORTGAGE GROUP
RATE VERIFIED**Payment \$1,382.27**

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
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Upper	\$1,595	\$19,140
Lower	\$1,195	\$14,340
Garage	\$200	\$2,400
Total	\$2,990	\$35,880

Expense

	Monthly	Annual
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Tax	\$293	\$3,519
Insurance	\$138	\$1,653
Management	10% \$299	\$3,588
Utilities	\$433	\$5,196
Vacancy	5% \$150	\$1,794
Repairs	2% \$60	\$718
Mortgage	\$1,382	\$16,587
Total	\$2,755	\$33,055

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain	\$ 86,708.28
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Cumulative ROI	120%
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Average Annual ROI	24.09%
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**Returns are a sum of cashflow, mortgage paydown, and market appreciation

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
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Cashflow	\$235	\$2,825
Reserve	\$209	\$2,512
(amount saved into reserve fund after year 1)		
Total Profit	\$445	\$5,337

Cash on Cash Yield

** Cashflow / Investment **

3.25%

2.89%

6.13% Yield