

MOGUL REALTY GROUP PRESENTS

AFS OPPORTUNITY - LESS \$\$ DOWN & NO MORTGAGE APPROVAL!

\$417,000- MONTHLY TOTAL PROFIT: \$301

***PROFIT, YIELD AND ROI NUMBERS BASED OFF 10% DOWN VARIATION**

ANNUAL YIELD: 8.66% ANNUAL ROI: 44.69%

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

9308 129B AVE



FEATURES

YEAR BUILT	1959
STYLE	BUNGALOW
NUMBER OF SUITES	2
FLOOR SPACE	1048 SQ FT
GARAGE	TRIPLE
BEDROOMS	3 UP 2 DOWN
BATHROOMS	1 UP 1 DOWN



KEY VALUE SUMMARY

LOCATION

LOCATED IN A STEADY NORTH CENTRAL NEIGHBOURHOOD, CLOSE TO SCHOOLS AND EMPLOYMENT HUBS.

TENANT PROFILE

TENANTS ARE ALL EMPLOYED, WORKING STEADY JOBS. ONE IS A YOUNG FAMILY.

BUYER'S EXPECTATIONS

VERY TURNKEY AND WITH THE AFS OPTION, YOU CAN EXPERIENCE GREAT CASHFLOW WITH LESS THAN 20% DOWN.

BONUS VALUE

WITH AFS THERE ARE TWO GREAT OPTIONS FOR EITHER 10% WITH 4% INTEREST TO THE SELLER OR 15% DOWN AT 3.5% INTEREST TO THE SELLER. ALSO A LARGE TRIPLE GARAGE WITH SEPERATED BAYS FOR ADDITIONAL RENTAL POTENTIAL.

CONDITION

FULLY RENOVATED WITH LEGAL SUITE. GREAT CONDITION AND WELL MAINTAINED.



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PROPERTY PROFORMA

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Closing Costs

Purchase Price		\$417,000
Downpayment	10%	\$41,700
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$48,700

Mortgage Terms

Rate	4.00%
Amortization	30
Term	5
Type	Variable
Payment	\$1,685.26

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$1,625	\$19,500
Lower	\$900	\$10,800
Garage	\$250	\$3,000
Total	\$2,775	\$33,300

Expense

	Monthly	Annual
Tax	\$232	\$2,779
Insurance	\$132	\$1,585
Management	0% \$0	\$0
Utilities	\$425	\$5,100
Vacancy	5% \$139	\$1,665
Repairs	2% \$56	\$666
Mortgage	\$1,685	\$20,223
Total	\$2,668	\$32,018

ROI SUMMARY

5 Year	Projection
Cumulative Equity Gain	\$ 82,387.15
Cumulative ROI	223%
Average Annual ROI	44.69%

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$107	\$1,282
Reserve	\$194	\$2,331
(amount saved into reserve fund after year 1)		
Total Profit	\$301	\$3,613

Cash on Cash Yield

** Cashflow / Investment **

3.07%

5.59%

8.66% Yield

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PROPERTY PROFORMA

AFS OPPORTUNITY - LESS \$\$ DOWN & NO MORTGAGE APPROVAL!

Closing Costs

Purchase Price		\$417,000
Downpayment	15%	\$62,550
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$69,550

Mortgage Terms

Rate	3.50%
Amortization	30
Term	5
Type	Variable
Payment	\$1,591.64

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount



	Monthly	Annual
Upper	\$1,625	\$19,500
Lower	\$900	\$10,800
Garage	\$250	\$3,000
Total	\$2,775	\$33,300

Expense

	Monthly	Annual
Tax	\$232	\$2,779
Insurance	\$132	\$1,585
Management	0% \$0	\$0
Utilities	\$425	\$5,100
Vacancy	5% \$139	\$1,665
Repairs	2% \$56	\$666
Mortgage	\$1,592	\$19,100
Total	\$2,575	\$30,895

ROI SUMMARY

5 Year	Projection
Cumulative Equity Gain	\$ 80,221.29
Cumulative ROI	154%
Average Annual ROI	30.90%

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$200	\$2,405
Reserve	\$194	\$2,331
(amount saved into reserve fund after year 1)		
Total Profit	\$395	\$4,736

Cash on Cash Yield

** Cashflow / Investment **

3.85%
3.73%

7.57% Yield