# GREAT FIRST TIME INVESTOR OPPORTUNITY FULLY RENOVATED CONDO IN SE EDMONTON \$139,900 - MONTHLY CASH FLOW: \$91



ANNUAL YIELD: 3.09% ANNUAL ROI: 22.25%

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



# **Features**

Year Built	1982
Style	Apartment Condo
Number Of S	uites: 1
Floor Space	824 sqft
Garage	Assigned outdoor stall
Bedrooms	2
Bathrooms	1

# KEY VALUE SUMMARY





### **Location:**

Enjoy the freedom of living in an area where everything is within walking distance such as shops, bus routes, groceries, schools, parks, green spaces, movie theatre and The Grey Nuns Hospital is a short drive away.

#### **Tenant Profile:**

This property will attract professionals, young families and new residents to Edmonton.

### **Buyer's Expectations:**

There is no in-suite laundry, but laundry facilities are on the same floor. Tenant to pay separate power.

#### **Bonus Value:**

All new renovations and totally turn key.

### **Condition:**

Excellent brand new condition and ready to rent.



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## Closing Costs

<b>Purchase Price</b>		\$139,900
Downpayment	20%	\$27,980
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$34,980

### **Mortgage Terms**

Rate Amortization Term	2.50% 30 K&B MORT	
Туре	Fixed APPRO	VED RATE
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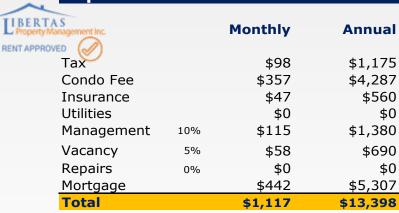
# **Monthly Expense Budget For First Year**

### **Revenue (Rent)**

\*\*Utilities included in rent, except power to be paid by tenant\*\*

	Monthly	Annual
Unit	\$1,150	\$13,800
Garage	\$0	\$0
Total	\$1,150	\$13,800

# **Expense**



ROI SUMM	ARY			
5 Year	Projection			
Cumulative Equity Gain	\$ 27,960.72			
Cumulative ROI	111%			
Average Annual ROI	22.25%			
**Returns are a sum of cashflow, mortgage paydown, and market appreciation				
Assumptio	ns			
Market Growth Rental Inflation	2.0% 2.0%			

### **Profit**

	Monthly	Annual	Cash on Cash Yield
			** Cashflow / Investment **
Cashflow	\$33	\$402	1.44%
Reserve	\$58	\$690	2.47%
(amount saved into reserve fund after year 1)			
<b>Total Profit</b>	\$91	\$1,092	3.90% Yield

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