

MOGUL REALTY GROUP PRESENTS

SUITED NEXT TO BONNIE DOON LRT! LARGE LOT!

\$375,000 - MONTHLY CASH FLOW: **\$443**



Annual Yield: **7.09%** Annual ROI: **23.89%**

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

8345 82 Ave

Features



| | |
|-------------------|---------------|
| Year Built | 1951 |
| Style | Semi Bungalow |
| Number Of Suites: | 2 |
| Floor Space | 1238 sqft |
| Garage | Double |
| Bedrooms | 3 up & 1 down |
| Bathrooms | 1 up & 1 down |



Key Value Summary

Location: Directly across the street from the Bonnie Doon LRT - it's an ultra premium location from an appreciation perspective.

Tenant Profile: Great for students and young professionals.

Buyer's Expectations: May need a bit of cosmetic renovation, but will be easy to rent due to popular location.

Bonus Value: Large piece of land, great for future redevelopment of infill property, duplex or larger.

Condition: Property is in need of some cosmetic work and cleaning, but overall good condition.



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PROPERTY PROFORMA

SUITED NEXT TO BONNIE DOON LRT! LARGE LOT!



Closing Costs

| | | |
|-------------------------|-----|------------------|
| Purchase Price | | \$375,000 |
| Downpayment | 20% | \$75,000 |
| Legal | | \$1,500 |
| Inspection | | \$500 |
| Contingency Fund | | \$5,000 |
| Total Investment | | \$82,000 |

Mortgage Terms

| | |
|----------------|-------------------|
| Rate | 2.30% |
| Amortization | 30 |
| Term | 5 |
| Type | Variable |
| Payment | \$1,154.40 |

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

| | Monthly | Annual |
|--------------|----------------|-----------------|
| Upper | \$1,750 | \$21,000 |
| Lower (X2) | \$950 | \$11,400 |
| Garage | \$0 | \$0 |
| Total | \$2,700 | \$32,400 |

Expense

| | Monthly | Annual |
|--------------|----------------|-----------------|
| Tax | \$264 | \$3,164 |
| Insurance | \$119 | \$1,425 |
| Management | 10% \$270 | \$3,240 |
| Utilities | \$450 | \$5,400 |
| Vacancy | 5% \$135 | \$1,620 |
| Repairs | 5% \$135 | \$1,620 |
| Mortgage | \$1,154 | \$13,853 |
| Total | \$2,527 | \$30,322 |

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain \$ **75,959.48**

Cumulative ROI **119%**

Average Annual ROI **23.89%**

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

Assumptions

| | |
|------------------|------|
| Market Growth | 2.0% |
| Rental Inflation | 2.0% |

Profit

| | Monthly | Annual |
|---|--------------|----------------|
| Cashflow | \$173 | \$2,078 |
| Reserve | \$270 | \$3,240 |
| (amount saved into reserve fund after year 1) | | |
| Total Profit | \$443 | \$5,318 |

Cash on Cash Yield

** Cashflow / Investment **

2.77%

4.32%

7.09% Yield

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