

PRICE REDUCED!

FULLY RENTED & LEGALLY SUITED

\$409,900 - MONTHLY CASH FLOW: **\$314**



Annual Yield: **4.60%** Annual ROI: **21.96%**

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

13512 113A Street



Features

Year Built	1962
Style	Bungalow
Number Of Suites:	2
Floor Space	1015 sqft
Garage	Double
Bedrooms	3 up 3 down
Bathrooms	1 up 1 down

Key Value Summary

LOCATION:

LOCATED CONVENIENTLY NEAR SCHOOLS, TRAFFIC CORRIDORS WITH EASY ACCESS TO MAJOR EMPLOYMENT HUBS.

TENANT PROFILE:

CURRENTLY FULLY RENTED TO FAMILY TENANTS WITH STABLE JOBS. THEY PAY MARKET RENT, VERY TURNKEY.

BUYER'S EXPECTATIONS:

TENANTS HAVE BEEN PAYING STABLE RENT FOR SEVERAL YEARS. OPPORTUNITY TO RAISE RENT AND INCREASE CASHFLOW IN THE SPRING.

BONUS VALUE:

LOCATED A FEW BLOCKS FROM THE CITY'S FINAL PHASE OF THE LRT EXPANSION, FOR A LONG TERM HOLD THERE IS HUGE GROWTH POTENTIAL.



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\$419,900 - MONTHLY CASH FLOW: \$314



Closing Costs

Purchase Price		\$409,900
Downpayment	20%	\$81,980
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$88,980

Mortgage Terms

Rate	2.20%	K&B Mortgages RATE VERIFIED
Amortization	30	
Term	5	
Type	Variable	
Payment		\$1,245.11

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$1,400	\$16,800
Lower	\$1,000	\$12,000
Garage	\$200	\$2,400
Total	\$2,600	\$31,200

Expense

	Monthly	Annual
Tax	\$226	\$2,710
Insurance	\$130	\$1,558
Management	10% \$260	\$3,120
Utilities	\$425	\$5,100
Vacancy	5% \$130	\$1,560
Repairs	5% \$130	\$1,560
Mortgage	\$1,245	\$14,941
Total	\$2,546	\$30,549

ROI SUMMARY

5 Year	Projection
Cumulative Equity Gain	\$ 83,589.67
Cumulative ROI	110%
Average Annual ROI	21.96%

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$54	\$651
Reserve	\$260	\$3,120
(amount saved into reserve fund after year 1)		
Total Profit	\$314	\$3,771

Cash on Cash Yield

** Cashflow / Investment **

0.79%
3.81%

4.60% Yield

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