

LEGALLY SUITED IN TOP DESIRED NEIGHBORHOOD

\$420,000 - MONTHLY CASH FLOW: **\$458**



ANNUAL YIELD: **6.54%** ANNUAL ROI: **23.25%**

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

9312 66 AVENUE



Features

Year Built	1954
Style	Bungalow
Number Of Suites:	2
Floor Space	921 sqft
Garage	Double Detached
Bedrooms	3 up 2 down
Bathrooms	1 up 1 down

KEY VALUE SUMMARY

Location:

Near Mill Creek Ravine and the Argyll community park, and Ritchie Market. This property is a walking distance to some of Edmonton's most desirable and sought after sites and attractions.

Tenant Profile:

Property is perfect for young professionals and working millenials.

Buyer's Expectations:

Property has great tenants in place, an easy purchase to have as a turnkey investment.

Bonus Value:

The property is on a large lot in a neighbourhood with a lot of redevelopment. This is a great property for future upside.


Condition:

Property has some dated features but well maintained. The suite is also legal adding additional value and replaced recently.



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Closing Costs

Purchase Price		\$420,000
Downpayment	20%	\$84,000
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$91,000

Mortgage Terms

Rate	2.50%
Amortization	30
Term	5
Type	Variable
Payment	\$1,327.61



K&B MORTGAGES
APPROVED RATE



Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$1,650	\$19,800
Lower	\$1,250	\$15,000
Garage	\$0	\$0
Total	\$2,900	\$34,800

Expense

	Monthly	Annual
Tax	\$292	\$3,502
Insurance	\$133	\$1,596
Management	10% \$290	\$3,480
Utilities	\$400	\$4,800
Vacancy	5% \$145	\$1,740
Repairs	5% \$145	\$1,740
Mortgage	\$1,328	\$15,931
Total	\$2,732	\$32,789

ROI SUMMARY

5 Year	Projection
Cumulative Equity Gain	\$ 83,942.13
Cumulative ROI	116%
Average Annual ROI	23.25%

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$168	\$2,011
Reserve	\$290	\$3,480
(amount saved into reserve fund after year 1)		
Total Profit	\$458	\$5,491

Cash on Cash Yield

** Cashflow / Investment **	
	2.39%
	4.14%

6.54% Yield

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