

EXCLUSIVE MRG DEAL DISTRESSED BUILDER

\$500,000 - MONTHLY CASH FLOW: \$385



2 Brand new houses in LRT zone sold with total upgrade package at below market price must move before winter

Annual Yield: 4.61% Annual ROI: 23.27%

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

10526 157 Street



Features

Year Built	2020
Style	2 Storey Skinny House
Number Of Suites:	2
Floor Space	1587 sqft
Garage	Double
Bedrooms	3 up 1 down
Bathrooms	2.5 up 1 down

Key Value Summary



Location:

Located within a short walk of the upcoming West LRT and next to a public recreation facility on a quiet street. Perfect for attracting quality tenants.

Tenant Profile:

Families and urban millenials. The high end quality of the property will definetly attract higher end tenants.

Buyer's Expectations:

Total turn key with no fuss. Will be easy to attract and retain high end tenants. Proforma financial data is per property. Both properties are to be sold together.

Bonus Value:

Most builders have several omissions in new houses. This builder is throwing in the full package to incentivize buyers. Fencing, full landscaping front and back, deck, completed interiors. There are no "extras" to do post closing.

Condition:

Brand new & luxurious with high end finishings.



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Closing Costs

Purchase Price		\$500,000
Downpayment	20%	\$100,000
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$107,000

Mortgage Terms

Rate	2.20%
Amortization	30
Term	5
Type	Variable
Payment	\$1,518.80



Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$2,050	\$24,600
Lower	\$1,000	\$12,000
Garage (Included)	\$0	\$0
Total	\$3,050	\$36,600

Expense

	Monthly	Annual
Tax	\$283	\$3,400
Insurance	\$158	\$1,900
Management	10%	\$305
Utilities	\$400	\$4,800
Vacancy	5%	\$153
Repairs	2%	\$61
Mortgage	\$1,519	\$18,226
Total	\$2,879	\$34,548

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain \$ **101,963.50**

Cumulative ROI **116%**

Average Annual ROI **23.27%**

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%



Profit

	Monthly	Annual
Cashflow	\$171	\$2,052
Reserve	\$214	\$2,562
(amount saved into reserve fund after year 1)		
Total Profit	\$385	\$4,614

Cash on Cash Yield

** Cashflow / Investment **
2.05%
2.56%

4.61% Yield

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