

# Great Investment Property in Laurel!



**Typical Tenant Profile:** This property should attract working families, ideally with one or both working in the oil and gas sector

**Location:** Deep south side in a family oriented neighborhood. Close proximity to transport, shopping, and Nisku where all of the oil jobs are.

**Overall Condition:** Immaculate new property.

**Bonus Value:** As the south side continues to expand this location will become increasingly desirable.

**Buyer's Expectations:** Very Turnkey property with the tenant profile to attract a long term tenant. Very easy for a property manager to manage which will make your job as an owner easier.

**Suite:** 3BR    **Garage:** Single Garage Attached    **Square Feet:** 1316.44    **Year Built:** 2010

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## Monthly Pro Forma

Purchase Price	\$342,500.00
Total Building Rent	\$2,100.00

### Closing Costs

Downpayment (20%)	\$68,500
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
<b>Total Investment</b>	<b>\$75,800</b>

### Mortgage Terms

Rate	2.84%
Amortization	30
Term	5
Type	Fixed
<b>Payment</b>	<b>\$1,131.69</b>

## Monthly Expense Budget For First Year

### Revenue

	Monthly	Annual
Rent	\$2,100.00	\$25,200.00
<b>Total</b>	<b>\$2,100.00</b>	<b>\$25,200.00</b>

### Rental Breakdown

Upper	\$2,100.00
Lower	\$0.00
Garage	\$0.00
<b>Total</b>	<b>\$2,100.00</b>

### Expense

	Monthly	Annual
Tax	\$206.58	\$2,479.00
Insurance	\$91.33	\$1,096.00
Utilities	\$0.00	\$0.00
Management	\$210.00	\$2,520.00 (Standard 10% for Property Managers)
Vacancy 5%	\$105.00	\$1,260.00
Repairs 5%	\$105.00	\$1,260.00
Mortgage	\$1,131.69	\$13,580.23
<b>Total</b>	<b>\$1,849.60</b>	<b>\$22,195.23</b>

### Profit

	Monthly	Annual
Cashflow	\$250.40	\$3,004.77
<b>Total</b>	<b>\$250.40</b>	<b>\$3,004.77</b>

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