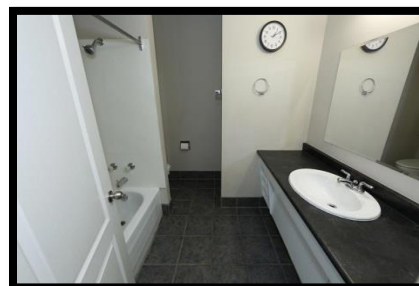


Basement Suited House: Beverly

Heights!



Typical Tenant Profile: This property is especially good for long term renters. It's large, well set up, and close to family oriented amenities.

Location: The property is situated well within the neighborhood close to schools and easy access to main roads without being in a high traffic location.

Overall Condition: Property has been well maintained and upgraded. Some dated features have been kept due to their good condition.

Bonus Value: The suite is fully legal, there are 2 furnaces, separated laundry up and down, and totally separated entrances. This place is very turnkey and most property managers will be happy to take it on.

Buyer's Expectations: This place is very much a turnkey property. Should be very easy to rent out and will provide steady cashflow. The price is lower than most legal suited properties of this type because it is in a slightly lower property value area. But with good property management, this will just translate into even better cash flow.

Suite: 3br up 2br down **Garage:** Double Garage Detached **Square Feet:** 1,291.68 **Year Built:** 1965

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Monthly Pro Forma

Purchase Price	\$399,900.00
Total Building Rent	\$2,825.00

Closing Costs

Downpayment (20%)	\$79,980
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$87,280

Mortgage Terms

Rate	2.84%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,321.35

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,825.00	\$33,900.00
Total	\$2,825.00	\$33,900.00

Rental Breakdown

Upper	\$1,450.00
Lower	\$1,125.00
Garage	\$250.00
Total	\$2,825.00

Expense

	Monthly	Annual
Tax	\$214.08	\$2,569.00
Insurance	\$106.64	\$1,279.68
Condo Fees	\$0.00	\$0.00
Management	\$282.50	\$3,390.00 (Standard 10% for Property Managers)
Vacancy 5%	\$141.25	\$1,695.00
Repairs 5%	\$141.25	\$1,695.00
Mortgage	\$1,321.35	\$15,856.16
Total	\$2,207.07	\$26,484.84

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$617.93	\$7,415.16	
Total	\$617.93	\$7,415.16	8.50%
Contingency (amount saved into reserve fund after year 1)	\$282.50	\$3,390.00	

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