



HERE IT IS: A DEAL WITH VENDOR FINANCING

As we all know, a residential deal with true vendor financing is hard to come by. It's a rare gem that makes a deal much more accessible. Allow me to explain. A typical rental property needs to be purchased at 20% down with 80% coming from the bank. With Vendor financing, 10% comes from the buyer, 10% is lent to the buyer from the vendor, and 80% comes from the bank. What this means for you as the investor, you get access to a quality property with half the down payment requirement. At REIN we always talk about finding one of these deals, but they are in reality very rare, few and far between.

EXCLUSIVE OFF MARKET DEAL

The vendor has asked me personally to market the property for him and wants it sold off market quickly. As a result he has priced it slightly below market in order to give buyers a reason to take the property seriously. Unfortunately, the deal has come up because the vendor and his business partner have decided to part ways, if there isn't a contract on the property by FEBRUARY 3, then the vendor's partner is going to buy him out and the deal will no longer be available. If you are interested please connect with me ASAP.



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- Pre Screened Property
- Detailed Cash Flow Proformas
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Cashflow Property in Queen

Alexandra



Introduction: 7530 106 St-10.65m x 40.23- 645 Sf home with legal basement suite. Tenants are in place until December 2015 and current income is \$2200 per month.

Asking Price: \$385k
Rent upper: \$1350
Rent Lower: \$995

Typical Tenant Profile: Near the U of A, this property you will always have your pic of tenants from students to trendy professionals looking to live in the premium location. Rents are currently below market , proforma reflects current market rents.

Location: This property is in the U of A bubble, it's one of the best spots in the entire city.

Overall Condition: House is in great shape and the suite is fully legalized.

Bonus Value: With a legal suite, this property really is a zero headaches arrangement. There will never be a vacancy because of the location.

Buyer's Expectations: This house is a no hassle addition to your portfolio, any time you purchase a good quality property near the U of A, you're setting yourself up for an easy ride.

Suite: 2br up/1br down Garage: Single Garage Detached Square Feet: 645 Year Built: 1948

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Monthly Pro Forma

Purchase Price	\$385,000.00
Total Building Rent	\$2,345.00

Closing Costs

Downpayment (20%)	\$77,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$84,300

Mortgage Terms

Rate	2.89%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,280.34

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,345.00	\$28,140.00
Total	\$2,345.00	\$28,140.00

Rental Breakdown

Upper	\$1,350.00
Lower	\$995.00
Garage	\$0.00
Total	\$2,345.00

Expense

	Monthly	Annual
Tax	\$208.57	\$2,502.88
Insurance	\$102.67	\$1,232.00
Condo Fees	\$0.00	\$0.00
Management	\$234.50	\$2,814.00 (Standard 10% for Property Managers)
Vacancy 5%	\$117.25	\$1,407.00
Repairs 5%	\$117.25	\$1,407.00
Mortgage	\$1,280.34	\$15,364.08
Total	\$2,060.58	\$24,726.96

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$284.42	\$3,413.04	4.05%
Contingency <small>(amount saved into reserve fund after year 1)</small>	\$234.50	\$2,814.00	3.34%
Total	\$518.92	\$6,227.04	7.39%

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To become part of our Cashflow Mailing list, please email Office@JamesKnull.com