



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.



Lay the foundation for YOUR Edmonton success!

James Knull Real Estate
Your Edmonton Cash Flow Realtors

- Pre Screened Property
- Detailed Cash Flow Proformas
- Residential and Multifamily
- Custom Vancouver Buyer Services
- Complete Edmonton Team





Introduction: 9628 77 Ave- 12.92m x 40.29m- 1062 SF (2 storeys without a basement). House is in great shape and rented for \$1600 a month right now. This is a 42.5 foot wide lot 1.5 blocks from the ravine on a quiet street. Great holding income until you are ready to develop a brand new side by side semi-detached duplex.

Asking price: \$335k

Rent: \$1850

Typical Tenant Profile: This property is going to attract top quality tenants. The current tenants are getting an unreal deal on rent, so you will have to raise that up to market (proforma uses market rent, not current actual FYI). This property will consistently attract good people.

Location: The property is located in Ritchie, which is part of the premium U of A district area. The value of this property will hold.

Overall Condition: The house is in great shape, will be good for tenants.

Bonus Value: The house is in a perfect location for future development. The lot is big enough for a duplex, this should be part of your buying strategy.

Buyer's Expectations: Buy and hold the property for the short to medium term. Don't do too much work to it, and when the time is right, you have the perfect lot for redevelopment.

Bedrooms: 2 bedroom Parking: Rear drive access on street Square Feet: 1062 Year Built: 1950

Lay the foundation for YOUR Edmonton success!

James Knull Real Estate
Your Edmonton Cash Flow Realtors

- Pre Screened Property
- Detailed Cash Flow Proformas
- Residential and Multifamily
- Custom Vancouver Buyer Services
- Complete Edmonton Team



780.695.3214

jamesknull.com

james@jamesknull.com

Monthly Pro Forma

Purchase Price	\$335,000.00
Total Building Rent	\$1,850.00

Closing Costs

Downpayment (20%)	\$67,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$74,300

Mortgage Terms

Rate	2.89%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,114.06

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$1,850.00	\$22,200.00
Total	\$1,850.00	\$22,200.00

Rental Breakdown

Upper	\$1,850.00
Lower	\$0.00
Garage	\$0.00
Total	\$1,850.00

Expense

	Monthly	Annual
Tax	\$197.51	\$2,370.15
Insurance	\$89.33	\$1,072.00
Condo Fees	\$0.00	\$0.00
Management	\$185.00	\$2,220.00 (Standard 10% for Property Managers)
Vacancy 5%	\$92.50	\$1,110.00
Repairs 5%	\$92.50	\$1,110.00
Mortgage	\$1,114.06	\$13,368.74
Total	\$1,770.91	\$21,250.89

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$79.09	\$949.11	1.28%
Contingency <small>(amount saved into reserve fund after year 1)</small>	\$185.00	\$2,220.00	2.99%
Total	\$264.09	\$3,169.11	4.27%

James Knull | 780.695.3214 | REMAX
James@JamesKnull.com

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