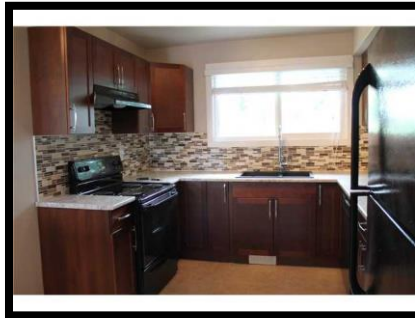


Cashflow Property in Northmount!



Introduction: This property is currently under renovations by a top end contractor in Edmonton. The finished product will be ready for May 2015. The finished product will be a fully legal, exceptionally renovated basement suited house.

Typical Tenant Profile: This property will be brand new; it is going to attract quality tenants looking to live in a really nice place. This place would appeal to a family.

Location: Located in a stable community with great access to the industrial complex, great for skilled labor.

Overall Condition: Everything will be brand new; this place will look great and be total turnkey.

Bonus Value: Buyer can add second bedroom downstairs fairly easily to boost cash flow. Also, not a lot of work to legalize the suite and this will boost rental potential.

Buyer's Expectations: We also have an agreement with a property manager on this property, if you like, we can have it tenanted for you so that on possession it's ready to go.

Suite: 3br up/3br down **Garage:** Double Garage Detached **Square Feet:** 1,116.23 **Year Built:** 1970

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Monthly Pro Forma

Purchase Price	\$450,000.00
Total Building Rent	\$2,900.00

Closing Costs

Downpayment (20%)	\$90,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$97,300

Mortgage Terms

Rate	2.84%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,486.89

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,900.00	\$34,800.00
Total	\$2,900.00	\$34,800.00

Rental Breakdown

Upper	\$1,450.00
Lower	\$1,250.00
Garage	\$200.00
Total	\$2,900.00

Expense

	Monthly	Annual
Tax	\$237.50	\$2,850.00
Insurance	\$120.00	\$1,440.00
Condo Fees	\$0.00	\$0.00
Management	\$290.00	\$3,480.00 (Standard 10% for Property Managers)
Vacancy 5%	\$145.00	\$1,740.00
Repairs 5%	\$145.00	\$1,740.00
Mortgage	\$1,486.89	\$17,842.64
Total	\$2,424.39	\$29,092.64

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$475.61	\$5,707.36	5.87%
Contingency (amount saved into reserve fund after year 1)	\$290.00	\$3,480.00	3.58%
Total	\$765.61	\$9,187.36	9.44%

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