

6 Plex in Calder!

12730/32 113A St.



Typical Tenant Profile: The place is fully rented currently, some of the tenants are top quality, some are long term tenants and not so great. Overall, the location is great for a long term tenant profile.

Location: The location good, across the street from a park and about 3 blocks away from a future LRT stop, that's great for future upside.

Overall Condition: Most of the suites are nicely renovated, the roof is new, and overall the state of repair is good. However, the 2 smallest suites will need full renovation upon tenant turnover.

Bonus Value: The LRT proximity will add value in the future and the condition of some of the suites leaves room to add value.

Buyer's Expectations: Overall, this place is turnkey with a full allotment of tenants paying market rents. There are 2 tenants who have been there over 15 years and when they eventually leave; their suites will need a full renovation.

Suite: 3br upx2/1br downx4 Square Feet: 1188sqft/side Year Built: 1971

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Monthly Pro Forma

Purchase Price	\$679,900.00
Total Building Rent	\$6,225.00

Closing Costs

Downpayment (20%)	\$135,980
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$143,280

Mortgage Terms

Rate	2.84%
Amortization	30
Term	5
Type	Fixed
Payment	\$2,246.52

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$6,225.00	\$74,700.00
Total	\$6,225.00	\$74,700.00

Rental Breakdown

12730A	\$1,300.00
12730B	\$900.00
12730C	\$900.00
12732A	\$1,400.00
12732B	\$825.00
12732C	\$900.00
Total	\$6,225.00

Expense

	Monthly	Annual
Tax	\$372.83	\$4,474.00
Insurance	\$181.31	\$2,175.68
Utilities	\$1,037.82	\$12,453.84
Management	\$622.50	\$7,470.00 (Standard 10% for Property Managers)
Vacancy 5%	\$311.25	\$3,735.00
Repairs 5%	\$311.25	\$3,735.00
Mortgage	\$2,246.52	\$26,958.24
Total	\$5,083.48	\$61,001.76

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total Investment)
Cashflow	\$1,141.52	\$13,698.24	9.56%
Contingency	\$622.50	\$7,470.00	5.21%
<i>(amount saved into reserve fund after year 1)</i>			
Total	\$1,764.02	\$21,168.24	14.77%

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