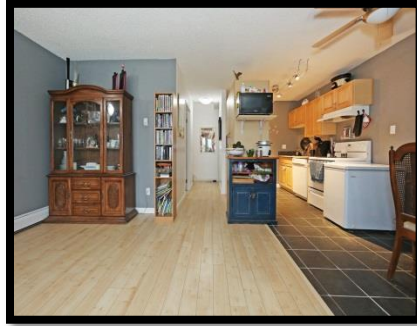


Cash Flowing Property in Belmont!



Typical Tenant Profile: This property will be ideal for attracting a stable blue-collar tenant

Location: This property is located in a medium range neighborhood in a safe complex. Also great proximity to the LRT station for park-and-ride into downtown.

Overall Condition: The complex itself has undergone many major renovations recently and is in great condition. The inside of the suite has also been recently updated.

Bonus Value: The complex has recently gone through a ton of renovations and all of the challenges associated with these projects have been settled meaning the management going forward will be very easy.

Buyer's Expectations: This property should be an easy addition to your portfolio and at the aggressive purchase price will cash flow very nicely. Simply place tenants and you're ready to go.

Suite: 3bedroom

Parking: Stall

Square Feet:

1129

Year Built: 1976

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Monthly Pro Forma

Purchase Price	\$165,000.00
Total Building Rent	\$1,300.00

Closing Costs

Downpayment (20%)	\$33,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$40,300

Mortgage Terms

Rate	2.49%
Amortization	30
Term	5
Type	Fixed
Payment	\$520.87

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$1,300.00	\$15,600.00
Total	\$1,300.00	\$15,600.00

Rental Breakdown

Upper	\$1,300.00
Lower	\$0.00
Garage	\$0.00
Total	\$1,300.00

Expense

	Monthly	Annual
Tax	\$92.75	\$1,113.00
Insurance	\$44.00	\$528.00
Condo Fees	\$358.00	\$4,296.00
Management	\$130.00	\$1,560.00 (Standard 10% for Property Managers)
Vacancy 5%	\$65.00	\$780.00
Repairs 5%	\$65.00	\$780.00
Mortgage	\$520.87	\$6,250.48
Total	\$1,275.62	\$15,307.48

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total Investment)
Cashflow	\$24.38	\$292.52	0.73%
Contingency (amount saved into reserve fund after year 1)	\$130.00	\$1,560.00	3.87%
Total	\$154.38	\$1,852.52	4.60%

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