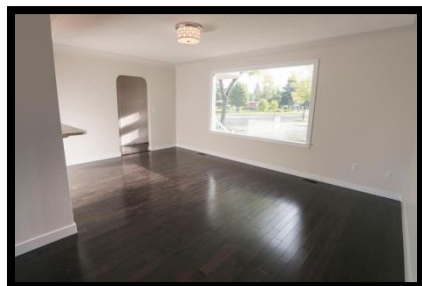
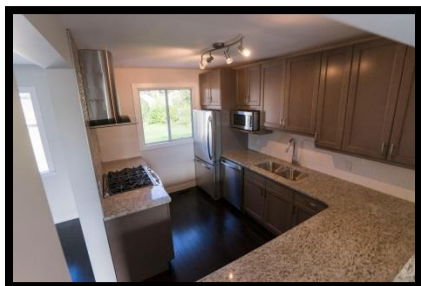


Cash flowing in

North Glenora



Typical Tenant Profile: This property will attract an above average tenant profile due to the prestigious location. Expect young professionals to look at this one. Rents are quoted high end of market because of the tenant profile with this location.

Location: North Glenora is considered a very desirable high end area of Edmonton, people want to live here. It's safe, quiet, close to downtown, and will yield low to no vacancy in any market.

Overall Condition: Property has been extensively renovated to like new condition. Renovations include: roof, hot water tank, 2 new furnaces, 2 separate laundry rooms, plumbing, electrical, sump pump, grading, windows, and full cosmetic up and down renovation. Suite is fully legal. As a bonus, the property has been stripped to the external walls. All new insulation in the exterior walls and full R40 insulation in attic.

Bonus Value: This is one of those core locations that never really loses value in a downturn and will always gain in upmarket as it continues to gentrify.

Buyer's Expectations: Property is totally turnkey. Buyer will have an easy time with ongoing management because there is no outstanding maintenance. Will have a very easy time finding and holding top quality tenants.

Suite: 3up 3Down

Garage: Single

Square Feet: 1175

Year Built: 1953

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Monthly Pro Forma

Purchase Price	\$485,000.00
Total Building Rent	\$2,800.00

Closing Costs

Downpayment (20%)	\$97,000
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$104,300

Mortgage Terms

Rate	2.39%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,510.97

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,800.00	\$33,600.00
Total	\$2,800.00	\$33,600.00

Rental Breakdown

Upper	\$1,500.00
Lower	\$1,200.00
Garage	\$100.00
Total	\$2,800.00

Expense

	Monthly	Annual
Tax	\$195.58	\$2,347.00
Insurance	\$129.33	\$1,552.00
Condo Fees	\$0.00	\$0.00
Management	\$280.00	\$3,360.00 (Standard 10% for Property Managers)
Vacancy 5%	\$140.00	\$1,680.00
Repairs 5%	\$140.00	\$1,680.00
Mortgage	\$1,510.97	\$18,131.66
Total	\$2,395.89	\$28,750.66

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total investment)
Cashflow	\$404.11	\$4,849.34	4.65%
Contingency (amount saved into reserve fund after year 1)	\$280.00	\$3,360.00	3.22%
Total	\$684.11	\$8,209.34	7.87%

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