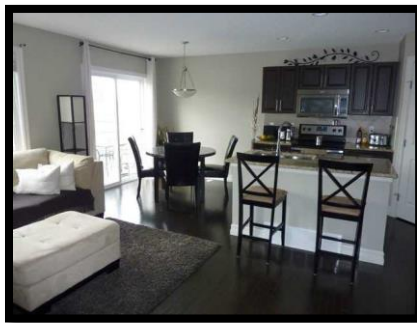


CASHFLOW PROPERTY IN CARLTON



Typical Tenant Profile: This property would attract a family, ideally with the adults working in high paying oil industry jobs south of the city in Nisku.

Location: Carlton: Situated in one of the most sought after and desirable areas of the entire city. Southwest will hold its value well and attract quality tenants.

Overall Condition: Property is only 1 year old in and great shape. Will still have builder's warranties.

Bonus Value: This property will attract a premium tenant, very quickly. Be easy to rent going forward. Require little to no maintenance. And produce decent cashflow.

Buyer's Expectations: This property will attract a premium tenant, very quickly. Be easy to rent going forward. Require little to no maintenance. And produce decent cashflow.

Suite: 3

Garage: Single Garage Detached

Square Feet: 1,323.97

Year Built: 2013

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Monthly Pro Forma

| | |
|---------------------|--------------|
| Purchase Price | \$352,900.00 |
| Total Building Rent | \$2,150.00 |

Closing Costs

| | |
|-------------------------|-----------------|
| Downpayment (20%) | \$70,580 |
| Legal | \$1,800 |
| Inspection | \$500 |
| Contingency Fund | \$5,000 |
| Total Investment | \$77,880 |

Mortgage Terms

| | |
|----------------|-------------------|
| Rate | 3.09% |
| Amortization | 30 |
| Term | 5 |
| Type | Fixed |
| Payment | \$1,204.02 |

Monthly Expense Budget For First Year

Revenue

| | Monthly | Annual |
|--------------|-------------------|--------------------|
| Rent | \$2,150.00 | \$25,800.00 |
| Total | \$2,150.00 | \$25,800.00 |

Rental Breakdown

| | |
|--------------|-------------------|
| Upper | \$2,150.00 |
| Lower | \$0.00 |
| Garage | \$0.00 |
| Total | \$2,150.00 |

Expense

| | Monthly | Annual |
|--------------|-------------------|---|
| Tax | \$207.42 | \$2,489.00 |
| Insurance | \$94.11 | \$1,129.28 |
| Condo Fees | \$0.00 | \$0.00 |
| Management | \$215.00 | \$2,580.00 (Standard 10% for Property Managers) |
| Vacancy 5% | \$107.50 | \$1,290.00 |
| Repairs 5% | \$107.50 | \$1,290.00 |
| Mortgage | \$1,204.02 | \$14,448.24 |
| Total | \$1,935.54 | \$23,226.52 |

Profit

| | Monthly | Annual | |
|--|-----------------|-------------------|--|
| Cashflow | \$214.46 | \$2,573.48 | Cash on Cash Yeild (Annual Cashflow/Total Investment) |
| Total | \$214.46 | \$2,573.48 | |
| | | | 3.30% |
| Contingency | \$215.00 | \$2,580.00 | |
| <small>(amount saved into reserve fund after year 1)</small> | | | |

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