

# Exclusive Listing: Suited in Britannia



**Typical Tenant Profile:** A newly renovated property always attracts a higher quality of tenant. Further, this location is in a quiet safe neighborhood, this will also help you retain good tenants once you have moved them in.

**Location:** This property is close to the light industrial area of the northwest; therefore, you should have no trouble attracting and keeping quality tenants. The location is also very close to west Edmonton mall, schools, and amenities. As a location there are many bonus features that a typical tenant wants to live close to.

**Overall Condition:** The property has been newly renovated top to bottom. This includes new shingles, windows, exterior, plumbing, and finishes. There isn't anything to do in this property, it is turnkey.

**Bonus Value:** The suite is also legal. As an owner, not having to worry about a city inspection in the future is great piece of mind.

**Buyer's Expectations:** Buying and owning this property should require very little time investment. With the construction being completed and the tenant profile excellent, a buyer should expect to simply purchase the property and install tenants. This property will be a very stable addition to a portfolio.

**Suite:** 3up/2down    **Garage:** Double Garage Detached    **Square Feet:** 1023sqft    **Year Built:** 1959

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# Monthly Pro Forma

Purchase Price	\$399,900.00
Total Building Rent	\$2,700.00

## Closing Costs

Downpayment (20%)	\$79,980
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
<b>Total Investment</b>	<b>\$87,280</b>

## Mortgage Terms

Rate	2.64%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,287.48

## Monthly Expense Budget For First Year

### Revenue

	Monthly	Annual
Rent	\$2,700.00	\$32,400.00
<b>Total</b>	<b>\$2,700.00</b>	<b>\$32,400.00</b>

### Rental Breakdown

Upper Rent	\$1,450.00
Lower Rent	\$1,050.00
Garage	\$200.00
<b>Total</b>	<b>\$2,700.00</b>

### Expense

	Monthly	Annual
Tax	\$184.73	\$2,216.81
Insurance	\$106.64	\$1,279.68
Condo Fees	\$0.00	\$0.00
Management	\$270.00	\$3,240.00 (Standard 10% for Property Managers)
Vacancy 5%	\$135.00	\$1,620.00
Repairs 5%	\$135.00	\$1,620.00
Mortgage	\$1,287.48	\$15,449.76
<b>Total</b>	<b>\$2,118.85</b>	<b>\$25,426.25</b>

### Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total Investment)
Cashflow	\$581.15	\$6,973.75	7.99%
Contingency (amount saved into reserve fund after year 1)	\$270.00	\$3,240.00	3.71%
<b>Total</b>	<b>\$851.15</b>	<b>\$10,213.75</b>	<b>11.70%</b>

James Knull | 780.695.3214 | REMAX  
James@JamesKnull.com

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