

SUITED PROPERTY IN POLLARD

MEADOWS



Typical Tenant Profile: This location will attract family oriented tenants. The overall quality of tenants would be rated as "average"

Location: Pollard Meadows: Located in a safe neighborhood. Millwoods is considered to be an average to above average location.

Overall Condition: New renovations are in good shape, little to no maintenance required.

Bonus Value: The basement can easily be converted from a 1BR to a 2BR boosting the rental potential.

Buyer's Expectations: This place will need small initial renovations to ensure maximum cashflow. From there, this place will attract stable tenants. The tenant profile is especially good for the type of tenants that stay for the long term.

Suite: 3UP/1 DOWN

Garage: Double Garage Detached

Square Feet: 1,116.23

Year Built: 1979

Lay the foundation for YOUR Edmonton success!

James Knull Real Estate
Your Edmonton Cash Flow Realtors

- Pre Screened Property
- Detailed Cash Flow Proformas
- Residential and Multifamily
- Custom Vancouver Buyer Services
- Complete Edmonton Team



780.695.3214

jamesknull.com

james@jamesknull.com

Monthly Pro Forma

Purchase Price	\$419,000.00
Total Building Rent	\$2,850.00

Closing Costs

Downpayment (20%)	\$83,800
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$91,100

Mortgage Terms

Rate	3.09%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,429.54

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,850.00	\$34,200.00
Total	\$2,850.00	\$34,200.00

Rental Breakdown

Upper	\$1,500.00
Lower	\$1,150.00
Garage	\$200.00
Total	\$2,850.00

Expense

	Monthly	Annual
Tax	\$201.33	\$2,416.00
Insurance	\$111.73	\$1,340.80
Condo Fees	\$0.00	\$0.00
Management	\$285.00	\$3,420.00 (Standard 10% for Property Managers)
Vacancy 5%	\$142.50	\$1,710.00
Repairs 5%	\$142.50	\$1,710.00
Mortgage	\$1,429.54	\$17,154.47
Total	\$2,312.61	\$27,751.27

Profit

	Monthly	Annual	Cash on Cash Yeild (Annual Cashflow/Total Investment)
Cashflow	\$537.39	\$6,448.73	
Total	\$537.39	\$6,448.73	7.08%
Contingency (amount saved into reserve fund after year 1)	\$285.00	\$3,420.00	

James Knull | 780.695.3214 | REMAX
James@JamesKnull.com

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