

CASHFLOW AND A LARGE LOT!

RF5 ZONING FOR FUTURE DEVELOPMENT

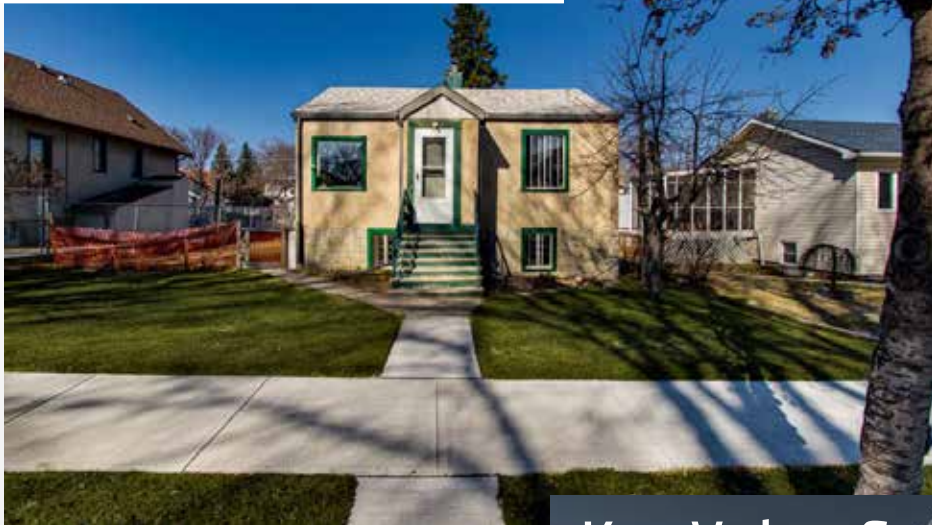
\$259,900 - MONTHLY CASH FLOW: **\$309**



Annual Yield: **7.14%** Annual ROI: **23.50%**

Annual ROI is total of market appreciation at 2.0%, mortgage pay down and cash-flow.

11932 70 Street



Features

Year Built	1951
Style	Raised Bungalow
Number Of Suites:	2
Floor Space	701 sqft
Garage	Double
Bedrooms	2 up 1 down
Bathrooms	1 up 1 down

Key Value Summary



Location:

This property is located close to schools and minutes from the river valley and walking trails.

Tenant Profile:

Excellent for working class tenants with access to major artery roadways and public transit.

Buyer's Expectations:

Property cashflows well currently and has the potential for future development.

Bonus Value:

1.5 lots already zoned RF5 (lane housing) for future development if wanted.

Condition:

Had renovations done last year. Roof, paint and floors on main floor completed in 2020.



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Closing Costs

Purchase Price		\$259,900
Downpayment	20%	\$51,980
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$58,980

Mortgage Terms

Rate	2.50%
Amortization	30
Term	5
Type	Variable
Payment	\$821.54



K&B MORTGAGES
APPROVED RATE



Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$1,200	\$14,400
Lower	\$755	\$9,060
Garage	\$0	\$0
Total	\$1,955	\$23,460

Expense

	Monthly	Annual
Tax	\$171	\$2,056
Insurance	\$82	\$988
Management	10% \$196	\$2,346
Utilities	\$375	\$4,500
Vacancy	5% \$98	\$1,173
Repairs	5% \$98	\$1,173
Mortgage	\$822	\$9,858
Total	\$1,841	\$22,094

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain \$ **51,944.19**

Cumulative ROI **117%**

Average Annual ROI **23.50%**

**Returns are a sum of cashflow, mortgage paydown, and market appreciation

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$114	\$1,366
Reserve	\$196	\$2,346
(amount saved into reserve fund after year 1)		
Total Profit	\$309	\$3,712

Cash on Cash Yield

** Cashflow / Investment **

2.63%

4.51%

7.14% Yield



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