

OPPORTUNITY FOR NEW INVESTORS PACKAGE IN SOUGHT AFTER MILLWOODS!

\$399,000 - MONTHLY CASH FLOW: **\$517**



ANNUAL YIELD: **7.77%** ANNUAL ROI: **24.31%**

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

3968 55 ST



Features

Year Built	1979
Style	Bi-Level
Number Of Suites:	2
Floor Space	1079 sqft
Garage	Double Detached
Bedrooms	2 up 2 down
Bathrooms	1 up 1 down

KEY VALUE SUMMARY

Location:

A short walk directly to a quality elementary school, it's great for families. Easy access to 50th street and the Whitemud, which makes it easy to get around. Best of all, a short walk to the LRT stop that is just about to open.

Tenant Profile:

Long term tenants. Families will love this place because of the short walk to two different popular elementary schools. Typically working class tenants who will require and love the easy access to employment this home will provide them!

Buyer's Expectations:

Enjoy stable cashflow and steady growth with the location land value, this property is expected to outperform the average Edmonton growth.

Bonus Value:

Equity appreciation with your investment and the LRT proximity will drive value as the stop opens gradually!

Condition:

This opportunity with a fully legally permitted suite was fully renovated within the last 5 years and very well maintained.



James Knoll
780-340-1340
James@MogulRG.com

LIVE WELL
MOGULRG.COM

Mogul Office
780-424-2001
Office@MogulRG.com



OPPORTUNITY FOR NEW INVESTORS PACKAGE IN SOUGHT AFTER MILLWOODS!

\$399,000 - MONTHLY CASH FLOW: \$517



Closing Costs

Purchase Price		\$399,000
Downpayment	20%	\$79,800
Legal		\$1,500
Inspection		\$500
Contingency Fund		\$5,000
Total Investment		\$86,800

Mortgage Terms

Rate	2.50%
Amortization	30
Term	5
Type	Variable
Payment	\$1,261.23

K&B MORTGAGES
APPROVED RATE

Monthly Expense Budget For First Year

Revenue (Rent)

Utilities INCLUDED in rental amount

	Monthly	Annual
Upper	\$1,600	\$19,200
Lower	\$1,100	\$13,200
Garage	\$200	\$2,400
Total	\$2,900	\$34,800

Expense

	Monthly	Annual
Tax	\$256	\$3,068
Insurance	\$126	\$1,516
Management	10% \$290	\$3,480
Utilities	\$450	\$5,400
Vacancy	5% \$145	\$1,740
Repairs	5% \$145	\$1,740
Mortgage	\$1,261	\$15,135
Total	\$2,673	\$32,079

ROI SUMMARY

5 Year Projection

Cumulative Equity Gain \$ **79,745.02**

Cumulative ROI **122%**

Average Annual ROI **24.31%**

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

Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

Profit

	Monthly	Annual
Cashflow	\$227	\$2,721
Reserve	\$290	\$3,480
(amount saved into reserve fund after year 1)		
Total Profit	\$517	\$6,201

Cash on Cash Yield

** Cashflow / Investment **

3.41%

4.36%

7.77% Yield

This projection is an estimate and is solely for the use of the client/customer and information and purpose stated in the report is not for subsequent use. The client/customer or any other person must not use this report for financing, civil proceedings, income tax purposes, or financial reporting purposes. A real estate appraiser did not prepare this report and the report is not a real estate appraisal report. The report does not comply with real estate appraisal standards of practice. The report is not to be reproduced, publicly shared, or posted to any media.



James Knull
780-340-1340
James@MogulRG.com

LIVE WELL
MOGULRG.COM

Mogul Office
780-424-2001
Office@MogulRG.com