

GREAT FIRST TIME INVESTOR OPPORTUNITY
FULLY RENOVATED CONDO IN SE EDMONTON
\$139,900 - MONTHLY CASH FLOW: \$91



ANNUAL YIELD: 3.09% ANNUAL ROI: 22.25%

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

315 3610 43 AV NW



Features

| | |
|-------------------|------------------------|
| Year Built | 1982 |
| Style | Apartment Condo |
| Number Of Suites: | 1 |
| Floor Space | 824 sqft |
| Garage | Assigned outdoor stall |
| Bedrooms | 2 |
| Bathrooms | 1 |

KEY VALUE SUMMARY



Location:

Enjoy the freedom of living in an area where everything is within walking distance such as shops, bus routes, groceries, schools, parks, green spaces, movie theatre and The Grey Nuns Hospital is a short drive away.

Tenant Profile:

This property will attract professionals, young families and new residents to Edmonton.

Buyer's Expectations:

There is no in-suite laundry, but laundry facilities are on the same floor. Tenant to pay separate power.

Bonus Value:

All new renovations and totally turn key.

Condition:

Excellent brand new condition and ready to rent.



Devin Gray
 780-951-9279
 Devin@MogulRG.com

LIVE WELL
MOGULRG.COM

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

GREAT FIRST TIME INVESTOR OPPORTUNITY

FULLY RENOVATED CONDO IN SE EDMONTON

\$139,900 - MONTHLY CASH FLOW: \$91



Closing Costs

| | | |
|-------------------------|-----|------------------|
| Purchase Price | | \$139,900 |
| Downpayment | 20% | \$27,980 |
| Legal | | \$1,500 |
| Inspection | | \$500 |
| Contingency Fund | | \$5,000 |
| Total Investment | | \$34,980 |

Mortgage Terms

| | |
|----------------|-----------------|
| Rate | 2.50% |
| Amortization | 30 |
| Term | 5 |
| Type | Fixed |
| Payment | \$442.22 |

 K&B MORTGAGES
APPROVED RATE



Monthly Expense Budget For First Year

Revenue (Rent)

Utilities included in rent, except power to be paid by tenant

| | Monthly | Annual |
|--------------|----------------|-----------------|
| Unit | \$1,150 | \$13,800 |
| Garage | \$0 | \$0 |
| Total | \$1,150 | \$13,800 |

Expense

| | Monthly | Annual |
|--------------|----------------|-----------------|
| Tax | \$98 | \$1,175 |
| Condo Fee | \$357 | \$4,287 |
| Insurance | \$47 | \$560 |
| Utilities | \$0 | \$0 |
| Management | 10% \$115 | \$1,380 |
| Vacancy | 5% \$58 | \$690 |
| Repairs | 0% \$0 | \$0 |
| Mortgage | \$442 | \$5,307 |
| Total | \$1,117 | \$13,398 |



ROI SUMMARY

| 5 Year | Projection |
|-------------------------------|---------------------|
| Cumulative Equity Gain | \$ 27,960.72 |
| Cumulative ROI | 111% |
| Average Annual ROI | 22.25% |

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

Assumptions

| | |
|------------------|------|
| Market Growth | 2.0% |
| Rental Inflation | 2.0% |

Profit

| | Monthly | Annual |
|---|-------------|----------------|
| Cashflow | \$33 | \$402 |
| Reserve | \$58 | \$690 |
| (amount saved into reserve fund after year 1) | | |
| Total Profit | \$91 | \$1,092 |

Cash on Cash Yield

** Cashflow / Investment **

1.44%

2.47%

3.90% Yield

This proforma 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.



Devin Gray
780-951-9279
Devin@MogulRG.com

LIVE WELL
MOGULRG.COM

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