

Cash flowing Suited House

Central Edmonton



Typical Tenant Profile: This property will attract a working class tenant profile with limited financial advancement. An ideal profile for long term tenants.

Location: Slightly below average location in a transitioning area, very close to downtown and arena district.

Overall Condition: Property is dated but immaculately well maintained, in turnkey condition.

Bonus Value: Property has legal suite and provides excellent cashflow at aggressive price point.

Buyer's Expectations: Tenant screening is a must in this location, however, the property will attract very solid long term "lifer" type of tenants. No initial renovation required to get this property going.

Suite: 3UP & 2DOWN

Garage: Single Detached

Square Feet: 1214

Year Built: 1958

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



Monthly Pro Forma

Purchase Price	\$359,900.00
Total Building Rent	\$2,375.00

Closing Costs

Downpayment (20%)	\$71,980
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$79,280

Mortgage Terms

Rate	2.59%
Amortization	30
Term	5
Type	Fixed
Payment	\$1,151.15

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$2,375.00	\$28,500.00
Total	\$2,375.00	\$28,500.00

Rental Breakdown

Upper	\$1,300.00
Lower	\$950.00
Garage	\$125.00
Total	\$2,375.00

Expense

	Monthly	Annual
Tax	\$113.42	\$1,361.00
Insurance	\$95.97	\$1,151.68
Condo Fees	\$0.00	\$0.00
Management	\$237.50	\$2,850.00 (Standard 10% for Property Managers)
Vacancy 5%	\$118.75	\$1,425.00
Repairs 5%	\$118.75	\$1,425.00
Mortgage	\$1,151.15	\$13,813.81
Total	\$1,835.54	\$22,026.49

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total Investment)
Cashflow	\$539.46	\$6,473.51	8.17%
Contingency	\$237.50	\$2,850.00	3.59%
(amount saved into reserve fund after year 1)			
Total	\$776.96	\$9,323.51	11.76%

James Knull | 780.695.3214 | REMAX
James@JamesKnull.com

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