

Duplex with Suites!



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

Location: Average location in mature neighborhood. Close to shopping and major transportation routes.

Overall Condition: Property is in good shape and all suites in rent ready condition.

Bonus Value: Property comes with stable long term tenants who are all good quality. Easy turnkey in this market.

Buyer's Expectations: This is basically like buying 2 houses that are 3BR up 2BR down with double garage attached together. Each suite has its own in suite laundry. Rents are essentially one side doubled. Pricing is very good due to suites not having permits and average location, but good tenants and great cashflow for this "fourplex" side by side duplex with suites.

Suite: 2x 3up, 2x 2Down Garage: 2x Double Detached Square Feet: 1120 Year Built: 1978

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Monthly Pro Forma

Purchase Price	\$649,800.00
Total Building Rent	\$4,450.00

Closing Costs

Downpayment (20%)	\$129,960
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$137,260

Mortgage Terms

Rate	2.39%
Amortization	30
Term	5
Type	Fixed
Payment	\$2,024.39

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$4,450.00	\$53,400.00
Total	\$4,450.00	\$53,400.00

Rental Breakdown

Upper	\$2,350.00
Lower	\$1,700.00
Garage	\$400.00
Total	\$4,450.00

Expense

	Monthly	Annual
Tax	\$406.17	\$4,874.00
Insurance	\$173.28	\$2,079.36
Condo Fees	\$0.00	\$0.00
Management	\$445.00	\$5,340.00 (Standard 10% for Property Managers)
Vacancy 5%	\$222.50	\$2,670.00
Repairs 5%	\$222.50	\$2,670.00
Mortgage	\$2,024.39	\$24,292.68
Total	\$3,493.84	\$41,926.04

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total investment)
Cashflow	\$956.16	\$11,473.96	8.36%
Contingency (amount saved into reserve fund after year 1)	\$445.00	\$5,340.00	3.89%
Total	\$1,401.16	\$16,813.96	12.25%

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