

Top End Suited Property in

Lynwood!



Typical Tenant Profile: These properties will attract a very high end tenant profile. The upper units are so large they will rent similar to a high end standalone house. You're looking at young professionals or professional families.

Location: The location is spectacular, just over a 10 minute walk from a future LRT site and in a neighborhood that is gentrifying with more and more quality infill.

Overall Condition: The houses will be brand new and built to a luxury spec. Fully legal suite. Look at builder's website to see example of completed work.

Bonus Value: With the LRT being so close, these properties have amazing upside in their future.

Buyer's Expectations: For a turnkey property, these ones are as good as it gets. Fully legal suite and only the best tenants.

Suite: 3UP/2DOWN Garage: Double Detached Square Feet: 2000 Year Built: Complete Sept 2016

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James Knull Real Estate
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- Pre Screened Property
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Monthly Pro Forma

Purchase Price	\$669,900.00
Total Building Rent	\$3,500.00

Closing Costs

Downpayment (20%)	\$133,980
Legal	\$1,800
Inspection	\$500
Contingency Fund	\$5,000
Total Investment	\$141,280

Mortgage Terms

Rate	2.59%
Amortization	30
Term	5
Type	Fixed
Payment	\$2,142.69

Monthly Expense Budget For First Year

Revenue

	Monthly	Annual
Rent	\$3,500.00	\$42,000.00
Total	\$3,500.00	\$42,000.00

Rental Breakdown

Upper	\$2,100.00
Lower	\$1,200.00
Garage	\$200.00
Total	\$3,500.00

Expense

	Monthly	Annual
Tax	\$266.67	\$3,200.00
Insurance	\$178.64	\$2,143.68
Condo Fees	\$0.00	\$0.00
Management	\$350.00	\$4,200.00 (Standard 10% for Property Managers)
Vacancy 5%	\$175.00	\$2,100.00
Repairs 5%	\$175.00	\$2,100.00
Mortgage	\$2,142.69	\$25,712.33
Total	\$3,288.00	\$39,456.01

Profit

	Monthly	Annual	Cash on Cash Yield (Annual Cashflow/Total Investment)
Cashflow	\$212.00	\$2,543.99	1.80%
Contingency	\$350.00	\$4,200.00	2.97%
(amount saved into reserve fund after year 1)			
Total	\$562.00	\$6,743.99	4.77%

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Cashflowing In Lynwood!



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