

# City of Edmonton Neighborhood Profile

Northside

Mogul Mastermind, April 26, 2017

# Northside Edmonton



# Northside – Tenant Demographics

- Low income – lifetime tenants
- Sections of extreme low income
- Working Class – Blue Collar
- Oilfield industry labor
- Young Families – lots of schools
- Seniors

# Downtown – Target Properties

## **Older houses**– late 60's to 70's

- Lower end tenants, stable rents
- Build basement suites

## **Suites Houses**

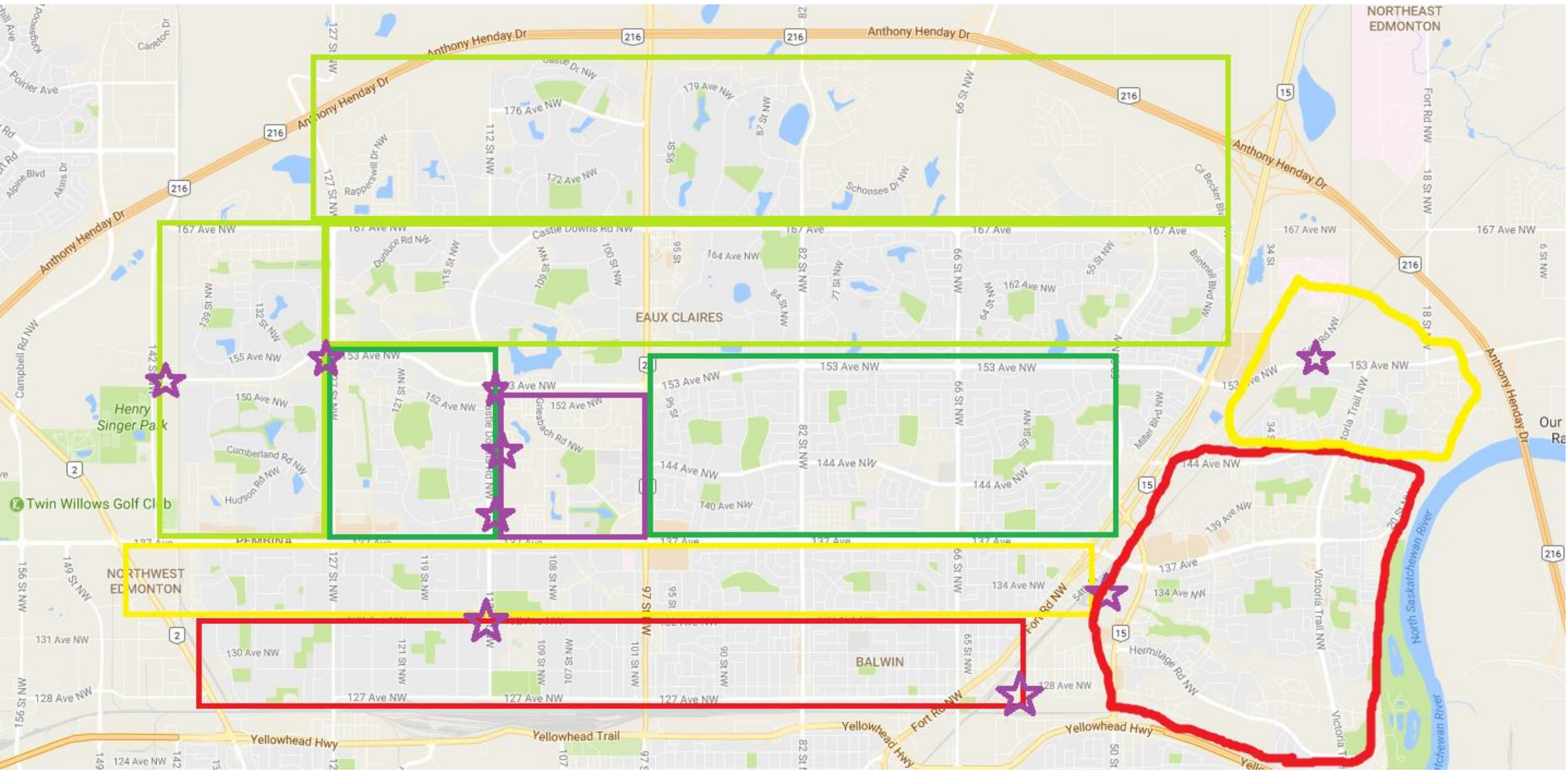
- Illegal suites lower price point
- Legal & Fully renovated / refurbished

## **Proceed with Caution: Older Townhouses**

- Best price point, moderate cashflow
- Deferred maintenance, potential cash calls

## **New Construction**

- Townhouses, half duplexes, suited house. Affordable prices



# Mogul Realty Group

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