





13016 102 Street  
Edmonton, AB

\$575,000

Cashflow  
\$714/MO

## 4 UNITS IN LAUDERDALE



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## FEATURES

**Year Built:** 1963

**Style:** Raised bungalow duplex

**Number of Suites** 4

**Floor Space:** 950 sqft per side

**Garage:** Double

**Bedrooms:** 3 up and 2 down per side

**Bathrooms:** 1 up and 1 down per side

# SUMMARY

## Location:

Great location near schools, parks, recreation facilities and Northgate Shopping Centre. Close to traffic routes and public transportation.

## Tenant Profile:

This property attracts middle class, blue collar workers and families.

## Buyer's Expectations

Buyers should expect a low maintenance property. The current tenants like living in the home and would like to stay.

## Bonus Value

This property has been well maintained and has had several updates completed over the last couple of years.

## Condition

Great condition, well maintained.



**CASHFLOW: \$714**  
**5 YEAR ROI: 185%**

# FINANCIALS

## Closing Costs

<b>Purchase Price</b>		<b>\$575,000</b>
Down Payment	20%	\$115,000
Legal		\$1,500
Inspection		\$1,000
Contingency Fund		\$6,000

**Total Investment \$123,500**

## Monthly Expense Budget For First Year

### Revenue (Rent)

	Utilities Included	Monthly	Annual
Unit A	Yes	\$1,600	\$19,200
Unit B	Yes	\$1,600	\$19,200
Unit C	Yes	\$1,100	\$13,200
Unit D	Yes	\$1,100	\$13,200
Other	No	\$0	\$0
<b>Total</b>		<b>\$5,400</b>	<b>\$64,800</b>

### Expense

	Monthly	Annual
Mortgage	\$2,597	\$31,169
Tax	\$349	\$4,182
Insurance	\$200	\$2,400
Utilities	\$1,000	\$12,000

Management	10%	\$540	\$6,480
Vacancy	5%	\$270	\$3,240
Repairs	5%	\$270	\$3,240
<b>Total</b>		<b>\$5,226</b>	<b>\$62,711</b>

## Profit

	Monthly	Annual
Cashflow (Strict Profit)	\$174	\$2,089
Reserve Fund Contribution	\$540	\$6,480

**Total Profit \$714 \$8,569**

## Mortgage Terms

Amortization	30
Rate	5.45%
Term	5
Type	Fixed

**Payment \$2,597**

## ROI SUMMARY

	5	Year	Projection
<b>Mortgage Paydown</b>			<b>\$34,964</b> 27%
<b>Cash Flow / Reserve</b>			<b>\$48,187</b> 37%
<b>Market Growth</b>			<b>\$158,862</b> 122%
<b>Total ROI</b>			<b>\$242,012</b> 185%

## Assumptions

Market Growth	5.0%
Rental Inflation	2.0%

## Cash on Cash Yield

<b>** Cashflow / Investment **</b>	
	1.69%
	5.25%

**6.94% Yield**

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The Mogul Realty Group is an industry leading team of Realtors from Edmonton Alberta and Vancouver British Columbia, who specialize in investment properties. Each of the Realtors are highly awarded and have top of industry performance metrics. We are passionate about helping you build a winning portfolio of real estate deals.



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## The Edmonton Advantage

Large oil & gas investments poise Alberta for strong GDP growth for years to come.

The city of Edmonton has implemented a growth plan for an expectant 600,000 additional residents in the future.

New city wide LRT expansions with major redevelopment projects happening, makes investing in Edmonton now a great choice.

Some additional benefits of investing in the Edmonton area are:

- ✓ Low property and corporate taxes.
- ✓ No rental raise restrictions.
- ✓ No land transfer or PST on property services.



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