

# DUPLEX WITH 4 SUITES NEAR LRT!

**\$629,900** - MONTHLY CASH FLOW: **\$1,310**



**ANNUAL YIELD: 12.48%** **ANNUAL ROI: 28.39%**

Annual ROI is total of market appreciation at 2.0%, mortgage pay down and cash-flow.

**10536 153 ST NW**



## Features

Year Built	1976
Style	Duplex Bungalow
Number Of Suites:	4
Floor Space	1955 sqft
Garage	Double Detached
Bedrooms	3 up 2 down x2
Bathrooms	1 up 1 down x2

## KEY VALUE SUMMARY

### Location:

This property is nestled in the west LRT corridor blocks from one of the stations, ideal location for future appreciation.

### Tenant Profile:

The property is attractive for a working class tenant profile.

### Buyer's Expectations:

Easy cashflow right from the start.

### Bonus Value:

LRT proximity aside, there is the prospect of legalizing the suites to add more value.

### Condition:

Property has been well maintained as a rental. Good rentable condition combined with major mechanical components upgrades and replaced recently.



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**\$629,900 - MONTHLY CASH FLOW: \$1,240**



## Closing Costs

<b>Purchase Price</b>		<b>\$629,900</b>
Downpayment	20%	\$125,980
Legal		\$1,500
Inspection		\$1,000
Contingency Fund		\$5,000
<b>Total Investment</b>		<b>\$133,480</b>

## Mortgage Terms

Rate	2.50%	
Amortization	30	
Term	5	
Type	Fixed	
<b>Payment</b>	<b>\$1,991.09</b>	

## Monthly Expense Budget For First Year

### Revenue (Rent)

\*\*\*Utilities INCLUDED in rent\*\*\*

	Monthly	Annual
Upper Rent A	\$1,550	\$18,600
Lower Rent A	\$1,150	\$13,800
Upper Rent B	\$1,550	\$18,600
Lower Rent B	\$1,150	\$13,800
Garage Rent	\$0	\$0
<b>Total</b>	<b>\$5,400</b>	<b>\$64,800</b>

### Expense

	Monthly	Annual
Tax	\$460	\$5,516
Insurance	\$199	\$2,394
Management	10% \$540	\$6,480
Utilities	\$900	\$10,800
Vacancy	5% \$270	\$3,240
Repairs	5% \$270	\$3,240
Mortgage	\$1,991	\$23,893
<b>Total</b>	<b>\$4,630</b>	<b>\$55,562</b>

### ROI SUMMARY

5 Year	Projection
<b>Cumulative Equity Gain</b>	<b>\$ 125,893.21</b>
<b>Cumulative ROI</b>	<b>142%</b>
<b>Average Annual ROI</b>	<b>28.39%</b>

\*\*Returns are a sum of cashflow, mortgage paydown, and market appreciation

### Assumptions

Market Growth	2.0%
Rental Inflation	2.0%

### Profit

	Monthly	Annual
Cashflow	\$770	\$9,238
Reserve	\$540	\$6,480
(amount saved into reserve fund after year 1)		
<b>Total Profit</b>	<b>\$1,310</b>	<b>\$15,718</b>

### Cash on Cash Yield

\*\* Cashflow / Investment \*\*

7.33%

5.14%

**12.48% Yield**

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