

Edmonton, Alberta



Realtor Name:

AOF Real Estate Team

List Price:

\$4,520,000

Property Type:

Row of 8 suited townhomes | 16 Doors!

~2 year property management allowance from the builder. CMHC MLI Select Financing Example.

MONTHLY GROSS RENTAL INCOME **\$29,000**

Rental Vacancy Rate **2%** **\$580**

MONTHLY GROSS OPERATING INCOME (GOI) **\$28,420**

MONTHLY OPERATING EXPENSES

Property Taxes **\$3,200**

Insurance **\$1,400**

Utilities **\$4,800**

Repairs & Maintenance Reserve **1%** **\$290**

Property Management **0%** **\$0**

HOA Fees **\$120**

Cleaning **\$0**

Gifts **0%** **\$0**

Lawn Maintenance/Snow Removal **\$0**

Other **\$0**

TOTAL NET OPERATING EXPENSES (NOE) **\$9,810**

NET OPERATING INCOME (GOI - NOE) **\$18,610**

MONTHLY DEBT SERVICE

Mortgage Payment (~CMHC Fees Included) **\$15,744.11**

2nd Mortgage or LOC Payment **\$0**

TOTAL MONTHLY DEBT SERVICE **\$15,744**

ESTIMATED NET MONTHLY CASH FLOW **\$2,866**

PASSIVE APPRECIATION **5.00%**

LIST PRICE **\$4,520,000**

Down Payment **10%** **\$452,000**

Mortgage Amount (~CMHC Fees Inc.) **\$4,181,904**

Interest Rate **3.86%**

Amortization (years) **50**

Monthly Payment **\$15,744.11**



CASH REQUIRED TO CLOSE

Down Payment **\$452,000**

Lease-Up Fee ***Included**

Title Transfer Fee **\$8,802**

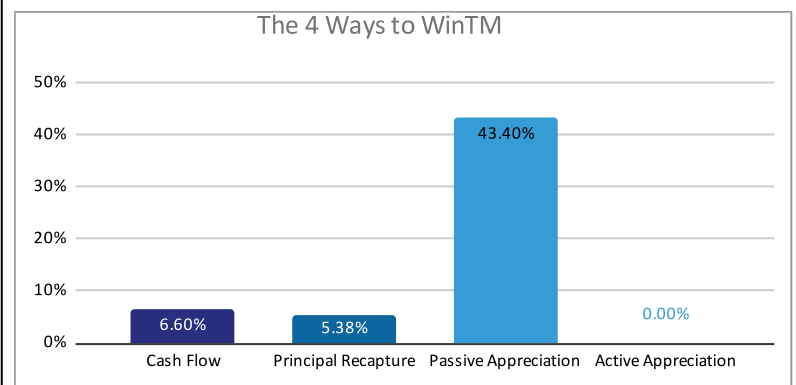
Appraisal & Environmental **\$6,000**

Lender Fees **\$40,680**

Legal Fees **\$10,000**

CMHC Application Fees **\$3,200**

TOTAL CASH REQUIRED **\$520,682**



The 4 Ways to Win™

Cash Flow **\$ 34,390.68**

Principal Recapture **\$ 27,999.74**

Passive Appreciation **\$ 226,000.00**

Active Appreciation **\$ -**

Year One Total ROI **55.39%**

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