



# Brightway, Stonebrook

July 2024

**SINGLE FAMILY HOME CONVERSION**

123 Main Street

## THE HOUSE



## A UNIQUE OPPORTUNITY

A great off-market property located in the bustling city of Brightway. Turning this property into a legal two-unit dwelling will help support Brightway's housing crisis.

### THE NUMBERS

Purchase Price - \$500,000  
Down Payment - \$100,000  
Initial Improvements - \$80,000  
After Repair Value - \$625,000  
Active Appreciation - \$45,000

### PARTNERSHIP

50/50 Split

Financial Partner: Qualifies at 80% LTV and provides the down payment, closing costs, and renovation budget.

Working Partner: Manage renovation, tenant placement, book keeping, repair and maintenance, property management.

# Laura Mipsom

*Your partner in profitable  
real estate*

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Laura Mipsom is a dynamic real estate investor with a dual background in accounting and construction project management. Her unique blend of financial acumen and hands-on experience in the construction industry equips her to oversee projects from inception to completion, ensuring optimal efficiency and cost-effectiveness.

As a working partner, Laura is deeply involved in every aspect of the investment process, from sourcing deals and due diligence to managing

renovations and tenant relations. Her extensive network within the Keyspire community provides access to valuable resources and strategic partnerships.

Partner with Laura and benefit from her proven track record of delivering successful real estate investments.

# The Plan

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## *The modernization of 123 Main Street.*

We propose renovating an existing home with a side entrance into a legal two-unit dwelling. This project is estimated to take 3-6 months to complete. Once renovations are finished, we will refinance the property at its After Repair Value (ARV). The equity generated from refinancing will be divided equally between the parties involved.

### **Financial Terms:**

**Mortgage:** A 5-year term mortgage will be secured on the property after renovations.

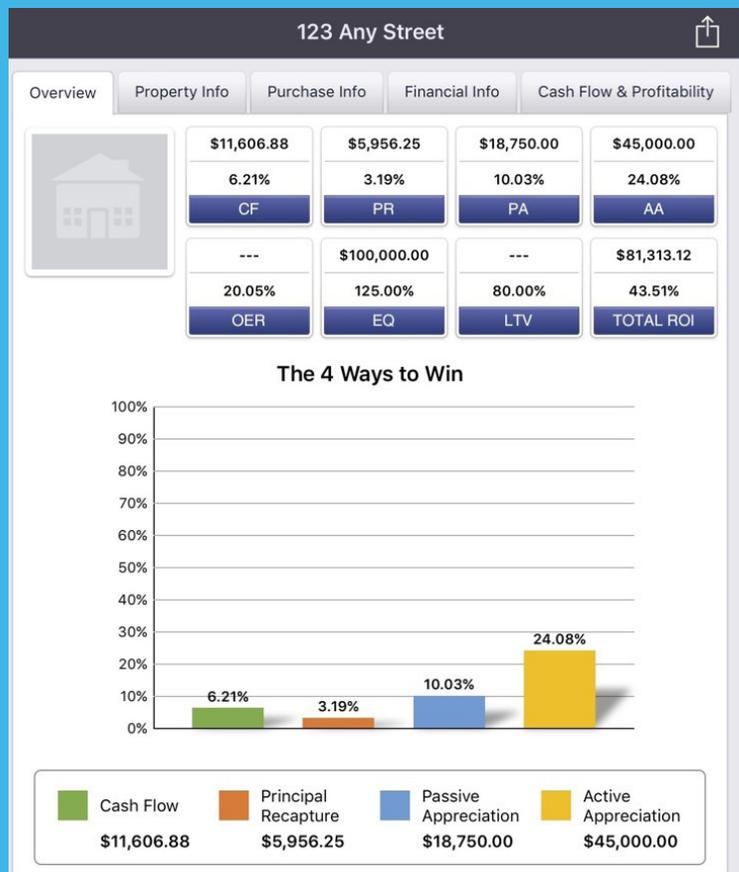
**Cash Flow:** Rental income from both units will be split evenly between the parties.

**Agreement Review:** The terms of our agreement will be reviewed at the time of the mortgage renewal in 5 years.

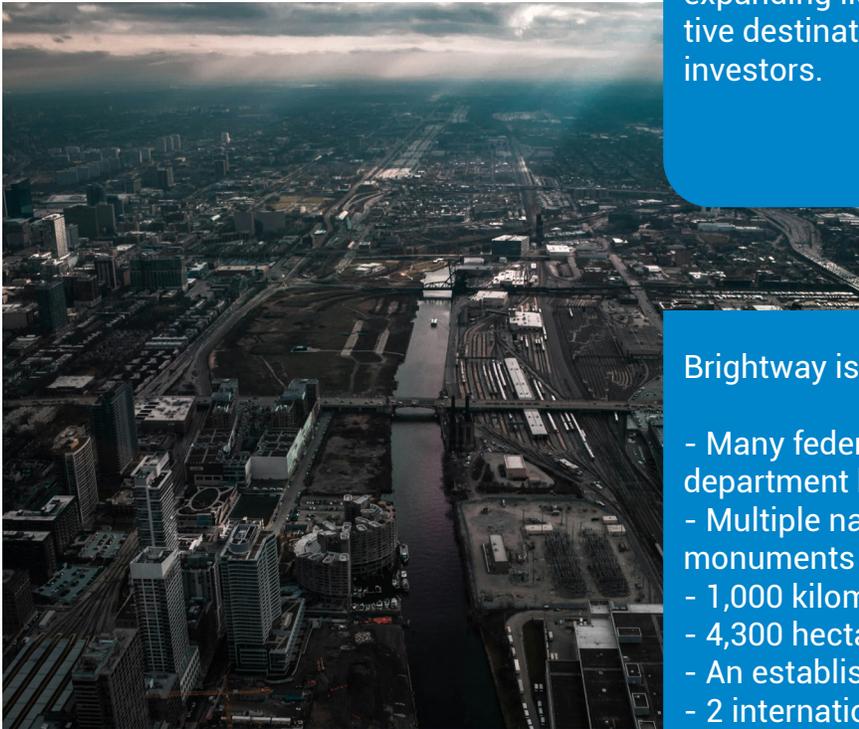




# The Opportunity and 4 Ways to Win



# Brightway



Brightway is a thriving metropolis with a diverse population of 1 million. Its combination of family-friendly suburbs, growing high-density living, and expanding light rail makes it an attractive destination for both residents and investors.

Brightway is home to:

- Many federal government department headquarters
- Multiple national museums and monuments
- 1,000 kilometres of multi-use trails
- 4,300 hectares of parkland
- An established high-tech sector
- 2 internationally recognized universities



The average value of a resale home in Brightway rose by 8.4 percent in 2023 to nearly \$442,000. The average residential property jumped a whopping 19.3 percent year-over-year to \$516,000, while condos fetched an average of \$338,000, also up nearly 20 percent, according to the Brightway Real Estate Board. Vacancies are less than 2 percent.