

**Example Brookside Unit**  
 506 - 41 Street, Edson, AB.

Fully renovated building, with rental condition suites. Roughed in venting for in suite w/d.



Fully renovated & rented	700 sq. ft.			
	\$ 164.14 psf			
Sale Price				\$ 114,900.00
GST	0.00% N/A			-
Total Purchase Price				<u>114,900.00</u>
Mortgage amount	Assumable with qualifying	LTV	90%	<u>103,976.00</u>
Equity amount			10%	<u>\$ 10,924.00</u>
			Monthly	Annual
RENTAL INCOME	(one year lease in place)		\$ 900.00	10,800.00
	(tenants pay utilities)			
COSTS:				
Mortgage payment				
30 year amortization			472.78	5,673.36
4.09% Interest Variable Rate				
Property taxes (2010)			95.83	1,328.00
Mgmt. fee (currently with Esquire Mgmt. - avail. at 15%)			135.00	1,620.00
Vacancy allowance @ 5%			45.00	540.00
Insurance			-	-
Total costs			<u>748.61</u>	<u>9,161.36</u>
NET CASH FLOW			<u>\$ 151.39</u>	<u>1,638.64</u>
Mortgage principal repaid, year one				<u>1,494.00</u>
TOTAL RETURNS				<u>3,132.64</u>
Cash on Cash Return				15.0%
Equity increase as mortgage is paid down				<u>13.7%</u>
<b>TOTAL RETURNS EXCLUDING any APPRECIATION</b>				<b>28.7%</b>



For offers or questions, please contact John Carter - RE/MAX River City  
 P: 1-877-417-2626  
 E: info@preferredgroup.ca