



Example Cedar Place Condominiums
 Unit 103, 11046-130 Street, Edmonton, AB.

Well maintained 2 bedroom unit,
 fridge, stove, & d/w. Great long term
 tenant in place.



Fully renovated & rented

861 sq. ft.
 \$ 162.59 psf

Sale Price		\$ 139,986.00
GST	0.00% N/A	-
Total Purchase Price		139,986.00
Mortgage amount	LTV 80%	111,988.80
Equity amount	20%	<u>\$ 27,997.20</u>

		Monthly	Annual
RENTAL INCOME	(one year lease in place) (tenants pay utilities)	\$ 1,045.00	12,540.00

COSTS:

Mortgage payment		560.64	6,727.71
25 year amortization			
3.50% Interest	3 year fixed rate		
Condo fees - 2012		295.00	3,540.00
Property taxes (2011)		104.42	1,253.00
Mgmt. fee (avail. at 10%)		104.50	1,254.00
Vacancy allowance @ 5%		-	-
Insurance - contents		-	-
Total costs		1,064.56	12,774.71

NET CASH FLOW **-\$ 19.56 - 234.71**

Mortgage principal repaid, year one 2,853.59

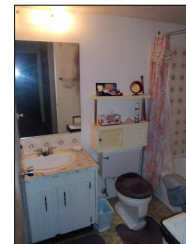
TOTAL RETURNS 2,618.88

Cash on Cash Return -0.8%

Equity increase as mortgage is paid down 10.2%

TOTAL RETURNS EXCLUDING any APPRECIATION **9.4%**

Return including appreciation of 4% per year 29.4%



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