

# Bonnie Doon Bungalow With Suite



**Alberta Oil Sands  
Real Estate Investments**

**Property Address:  
8939—84th Ave  
Edmonton, Alberta  
Canada**



Offered exclusively by Glenn Simon Inc.

Your new investment returns you an estimated \$87,830 at the end of 5 years.



## **Todd and Danielle Millar**

Call/Fax Toll Free 1-888-780-5940

E-mail:

[info@glennsimoninc.com](mailto:info@glennsimoninc.com)

[www.glennsimoninc.com](http://www.glennsimoninc.com)

## **Japan Office**

11-2 Yayoi Chou  
Utsunomiya, Tochigi  
Japan 320-0837

## **Canada Office**

102-10171 Saskatchewan Dr.,  
Edmonton, Alberta  
Canada T6E 4R5



# Quality Real Estate



## Property Profile

Year constructed	1960
Square Footage	1234
Bedrooms/Baths	3/2
Appliances	6+
Reserve Fund	- N/A
Condo Maintenance:	N/A
Foundation	- Concrete
Construction	- Wood Frame
Roof	- Asphalt
Basement	- 1 Bedroom Suite
Parking	- Detached Garage
Flooring	- Carpet, Laminate

## **Bonnie Doon**

### Objectives and Summary

To purchase quality Real Estate investment properties in the economic powerhouse region of Edmonton, Alberta .

The rental of the property will cover expenses and provide equity pay down. Buy and hold strategy for capital gain and equity appreciation over a 5-year term.

### The Benefits

This 1960 up and down duplex bungalow home is a great revenue property with a fully finished, spacious one bedroom basement suite. It is nicely laid out with upgraded vinyl windows, bringing in lots of light and reduces heating costs. Easily rents to quality tenants.

Bonnie Doon is in the southern part of Edmonton and near a main feed of the Anthony Henday ring road, not only will this positively affect property values but the convenient location will greatly improve tenant's commute.

This house is a solid equity producing moneymaker.

**Boonie Doon is a excellent central location near St. Jeans College and the University of Alberta.**

**This property passes our rigorous screening with flying colors and is in a convenient area close to shopping, schools .**

**This bungalow produces \$260.72 per month in positive cash flow.**

**Sit back and relax... It's all completely hands free.**

### Tenants, Property Management and Exit Strategy

#### Tenants:

This property is in pristine condition and attracts solid equity building tenants. Rents for \$2,200.00 per month. Our strategy is to carefully select tenants, young professionals, graduate students and to gradually increase rents over the next three years.

#### Property Management:

Using our key Property Manager- we impeccably manage, improve, increase value, tenant and provide full management services.

#### Exit Strategy:

Buy and hold for approximately 5 years, keeping property in excellent condition, renting to equity building tenants. Market timing to sell, maximizing profits.

#### End Buyer Profile:

Families with teenage children or in-laws benefiting from the lower suite.



# First Year Proforma: Boonie Doon

## Cash Flow Analysis:

**Sale Price** **\$359,000.00**

### Financial Breakdown

**Purchase Price** **\$359,000.00**

**Down Payment (25%)** **\$89,750.00**

**First Mortgage (PI) (4.75%) (75%)** **\$265,250.00**

### Income

**Market Rent** Monthly **\$2,200.00** Annual **\$26,400.00**

### Expenses

**Vacancy Factor (4%)** **-\$88.00** **\$1056.00**

**Property Taxes (estimated)** **-\$171.75** **\$2,061.00**

**Additional Insurance (rental/contents)** **-\$62.50** **\$750.00**

**Repair and Maintenance factor (4%)** **-\$88.00** **\$1056.00**

**Property Management (6%)** **-\$132.00** **\$1,584.00**

**Total Expenses** **-\$542.25** **\$6,507.00**

**Cash Flow Before Debt Payment** **\$1,657.75** **\$19,893.00**

**First Mortgage (4.75% interest, principle)** **-\$1,397.03** **-\$16,764.36**

**Cash Flow** **\$260.72** **\$3,128.64**

### Equity

**Mortgage Principle Reduction** **First Year** **\$4,189.24**

**Fifth Year** **\$23,058.82**

### Appreciation

**Conservative 7% per year** **First Year** **\$25,130.00**

**Fifth Year** **\$144,516.07**



### Cash To Close Projection

#### **Approximate Closing Costs:**

Down Payment (25%)	\$89,750.00
Legal (and caveat)	\$1,500.00
Professional Inspection	\$400.00
Property Insurance	\$750.00
Immediate Repairs & Supplies	\$500.00
Staying Power Fund	<u>\$4,400.00</u>
<b>Total Cost To Close</b>	<b>\$97,300.00</b>

### The Returns

Year 1 Mortgage Reduction (Equity)	\$4,189.24
Year 1 Appreciation (7% growth p/y)	\$25,130.00
Year 1 Cash Flow	\$3,128.64

#### TOTAL ROI BREAKDOWN

<b>Estimated 5 Year Value (at 7% Appreciation)</b>	<b>\$503,516.07</b>
Estimated 5th Year Mortgage Value	<u>-\$246,191.18</u>
<b>Estimated 5 Year Return</b>	<b>\$257,324.89</b>
<b>5 Year Cash Flow Return</b>	<b><u>\$15,643.20</u></b>
<b>Gross Estimated 5 Year Return</b>	<b>\$272,968.09</b>
Initial Investment	<u>-\$97,300.00</u>
<b>Net Estimated 5 Year Return</b>	<b>\$175,668.09</b>
<b>Your Estimated ROI (50/50)</b>	<b>\$87,834.05/\$97,300.00 = 90%</b>
<b>Your Per Annum Estimated Return 18%</b>	

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