

# South Terwillegar



## Alberta Oil Sands Real Estate Investments

**Property Address:**  
**5952 South Terwillegar Blvd.**  
**Edmonton, Alberta**  
**Canada**

Offered exclusively by Glenn Simon Inc.



Your new investment returns you an estimated \$52,957.51 at the end of 5 years.



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# Quality Real Estate

## South Terwillegar

### Objectives and Summary

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

Here is an opportunity to leverage your capital by purchasing a quality property requiring only a \$7,000 down payment, 2.3% of the purchase price. Implementing a buy and hold strategy for capital gain and equity appreciation over a 5-year term.

### The Benefits

Gorgeous half duplex, two storey located in desirable South Terwillegar. The low down payment and no condo or HOA fees makes this investment very attractive.

South Terwillegar 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 investment.

**\*You must qualify with the TD bank to assume this mortgage.**

**This property has an incredibly low down payment at 2.3%. Total investment capital required \$37,256 is only 12% of purchase price.**

**However using a conventional 25% down payment the total investment would be \$82,600 this money maker would produce \$78.72 in positive cash flow.**

**By leveraging your money further you can free up more funds to invest in another property.**

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 \$1650.00 per month. Our strategy is to carefully select tenants 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:

Young Professionals

### Property Profile

Year constructed	2006
Square Footage	1223
Bedrooms/Baths	3/2.5
Appliances	6
Foundation	- Concrete
Construction	- Wood Frame
Roof	- Asphalt
Basement	- Unfinished
Parking	- Double Pad
Flooring	- Carpet, Laminate



## First Year Proforma: Terwillegar

### Cash Flow Analysis:

**Sale Price** **\$300,000.00**

### Financial Breakdown

**Purchase Price** **\$300,000.00**

**Down Payment (2.3%)** **\$7,000.00**

**First Mortgage (PIT) (4.75%) (97.67%)** **\$293,000.00**

### Income

**Market Rent** **Monthly \$1,650.00** **Annual \$19,800.00**

### Expenses

**Vacancy Factor (4%)** **-\$66.00** **\$792.00**

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

**Repair and Maintenance factor (4%)** **-\$66.00** **\$792.00**

**Property Management Flat Fee** **-\$100.00** **\$1,200.00**

**Total Expenses** **-\$294.50** **\$3,534.00**

**Cash Flow Before Debt Payment** **\$1,355.50** **\$16,266.00**

**First Mortgage (4.75% interest, principle)** **-\$1,826.64** **-\$21,919.68**

**Cash Flow** **-\$471.14** **-\$5,653.68**

### Equity

**Mortgage Principle Reduction** **First Year \$6,304.77**

**Fifth Year \$34,703.34**

### Appreciation

**Conservative 6% per year** **First Year \$18,000.00**

**Fifth Year \$101,467.67**



### Cash To Close Projection

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

Down Payment (2.3%)	\$7,000.00
Legal (and caveat)	\$1,500.00
Professional Inspection	\$400.00
Property Insurance	\$750.00
Negative Cash Flow Reserve Fund	\$22,656.00
Staying Power Fund	<u>\$4,950.00</u>
<b>Total Cost To Close</b>	<b>\$37,256.00</b>

### The Returns

Year 1 Mortgage Reduction (Equity)	\$6,304.77
Year 1 Appreciation (6% growth p/y)	\$18,000.00

### TOTAL ROI BREAKDOWN

<b>Estimated 5 Year Value (at 6% Appreciation)</b>	<b>\$401,467.67</b>
Estimated 5th Year Mortgage Value	<u>- \$258,296.66</u>
<b>Gross Estimated 5 Year Return</b>	<b>\$143,171.01</b>
Initial Investment	<u>-\$37,256.00</u>
<b>Net Estimated 5 Year Return</b>	<b>\$105,915.01</b>
<b>Your Estimated ROI (50/50)</b>	<b>\$52,957.51/\$37,256.00 = 142%</b>
<b>Your Per Annum Estimated Return 28%</b>	

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