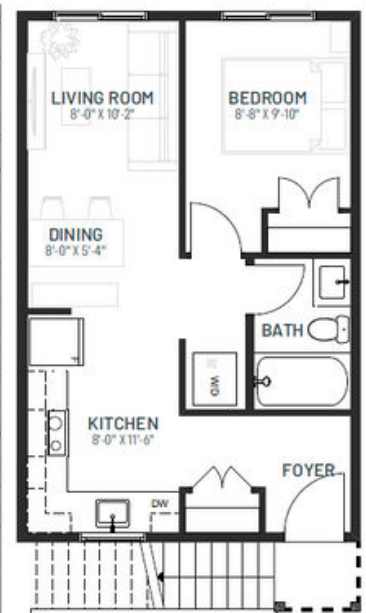
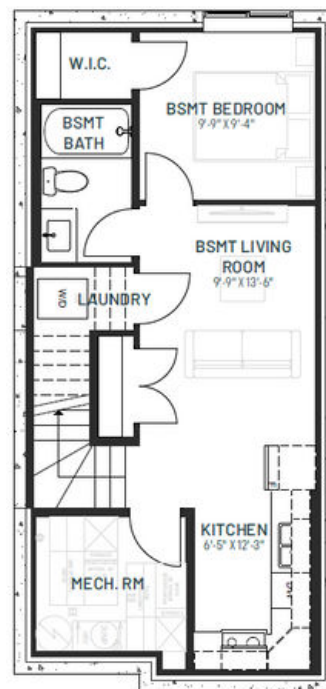
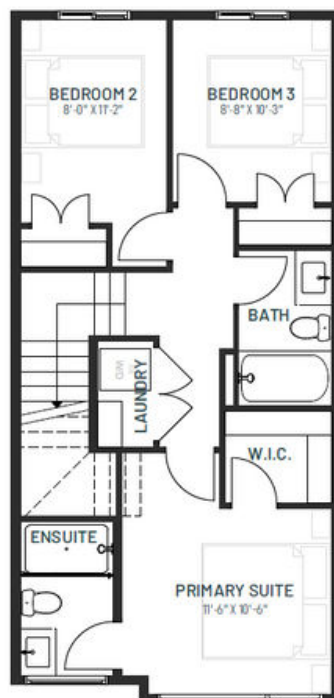
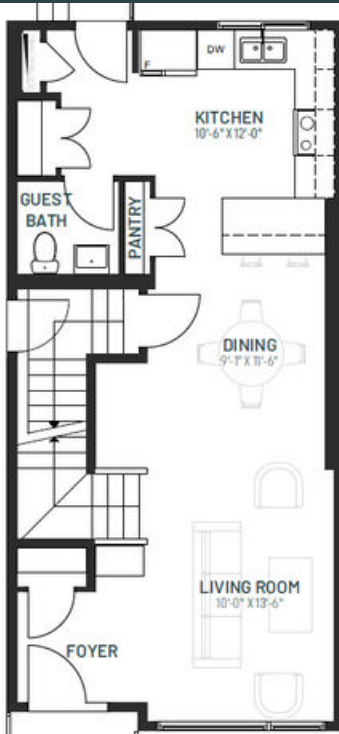


# Triple Income Properties

Rosenthal - West Edmonton

## FEATURES:

- TWO side-by-side Triple Income Single Family Properties:
  - Main House with 3 bedrooms
  - Basement Suite with 1 bedroom
  - Garden Suite with 1 Bedroom
- Double Car Detached Garage
- Turn Key Ready - Appliances, Blinds, Landscaping, Fencing are all INCLUDED
- Professionally curated interior design packages
- Stylish exteriors with low maintenance materials
- New Home Warranty (ANHWP)



CANTIRO

# Triple Income Properties

Rosenthal - West Edmonton

Assumptions: 5.0% Market Growth, 3.0% Vacancy Rate

Total Investment		
Purchase Price		\$1,499,000
Down Payment	20%	\$299,800
Legal		\$1,500
Total Investment		\$1,500,500

Revenue (Rent)		
	Monthly	Annual
Main Floor	\$4,400	\$52,800
Basement Suite	\$2,600	\$31,200
Garden Suite	\$3,000	\$36,000
Garage	\$550	\$6,600
Vacancy Loss	(\$317)	(\$3,456)
Total	\$10,233	\$122,796

Expenses		
	Monthly	Annual
Mortgage	\$6,762	\$81,148
Property Tax	\$700	\$8,400
Insurance	\$400	\$4,800
Utilities	\$1,400	\$16,800
Property Management	8%	\$844
Total	\$10,106	\$121,272

Mortgage Terms	
Amortization	30
Rate	5.50%
Term	5 Year Fixed
Payment	\$6,762

ROI Analysis - Year 1	
	Annual
Principal Recapture	\$16,339
Cash Flow	\$1524
Total ROI	\$17,863

## ROI Analysis - Year 5

Market Growth (5%)	\$414,146
Principal Recapture	\$91,327
Cash Flow	\$7,620
Total ROI	\$513,093

## CONTACT

Jennifer Dechaine | [jdechaine@cantiro.ca](mailto:jdechaine@cantiro.ca)

**CANTIRO**

This proforma is an estimate and is solely for the use of the client/customer and information and purpose stated in the report is not for subsequent use. The client/customer or any other person must not use this report for financing, civil proceedings, income tax purposes, or financial reporting purposes. A real estate appraiser did not prepare this report and the report is not a real estate appraisal report. The report does not comply with real estate appraisal standards of practice. The report is not to be reproduced, publicly shared, or posted.