

Investor Package

“Buy \$200,000 of equity for \$160,000”

For investors interested in the **Edmonton market**, this group of properties offered for sale offers a **turnkey investment** and most importantly, **substantial equity on day one**.

- ✓ Package includes full ownership of 3 condo properties as well as JV positions if desired in 2 other townhome properties.
- ✓ All properties come with tenants in place
- ✓ Professionally managed
- ✓ **Assume Fantastic mortgage rates** (ranging from just 2.90% - 3.24%)

- Package is being offered for \$160,000 CDN
- Buyer gains **immediate \$40,000 equity on day one!**

Take advantage of today's low market values as Edmonton is poised to once again see rising prices. In fact, according to Canadian Real Estate Magazine's website on October 22nd, Edmonton has been crowned the **top Alberta community for investment** in residential real estate.

PROPERTY #1: • 2 Bedroom • 3 Bath • Townhouse • Built in 2006 • 1227 sq' ft.



Terwilliger Towne, Edmonton

This gorgeous Terwilliger Towne townhome faces a green strip, has an ensuite in both bedrooms and a 2 piece bathroom on the main floor. Also has a fireplace, full basement, and double attached garage. Flooring is a mix of laminate, ceramic tile and carpet, with an upgraded kitchen. Close to various access routes including Terwilliger Drive, Anthony Henday, and 23rd Ave.

Current Rent	\$1595.00	<i>Tenant lease in place until March 31, 2014</i> <i>TD HLOC at 3.00% fixed, interest only</i> <i>Professionally managed by Realty Executives Meridian</i> As of Oct 20 th , 2013 the three directly comparable listings in the complex are on MLS for \$285,000-\$304,900
Mortgage	\$626.18	
Condo Fee	\$200.00	
Management	\$135.00	
Property Tax	\$168.00	
Market Value	\$290,000	
Mortgage Balance	\$254,000	
EQUITY	\$36,000	

PROPERTY #2: • 3 Bedroom • 2 Bath • Townhouse • Built in 2006 • 1240 sq' ft.



Hamptons, Edmonton

This two-story townhome is located in the popular Hamptons community, with easy access to Whitemud Drive and Anthony Henday. The home features neutral décor, double garage, and maple cabinets in the kitchen with island. There are 3 bedrooms upstairs, with a large walk-in closet off the Master.

Current Rent	\$1625.00	<i>Tenant lease in place until October 1, 2014</i> <i>TD Mortgage at just 3.24% fixed, maturity June 1, 2017</i> <i>Professionally managed by Realty Executives Meridian</i> As of Oct 20 th , 2013, the four comparable listings in the complex are on MLS for \$279,000-\$299,000
Principal +Interest	\$1240.37	
Condo Fee	\$193.60	
Management	\$135.00	
Property Tax	\$170.63	
Market Value	\$285,000	
Mortgage Balance	\$202,000	
EQUITY	\$83,000	

PROPERTY #3: • 2 Bedroom • 2 Bath • Condo • Built in 2005 • 986 sq' ft.



Hamptons, Edmonton

This corner unit condo features 2 large bedrooms, 2 full baths, an open concept floor plan, island kitchen, in-suite laundry, and a wrap-around balcony. Also included is a titled underground parking stall. Close to shopping, restaurants, parks and easy access to Whitemud Drive and Anthony Henday.

Current Rent	\$1395.00	<i>Tenant lease in place until December 31, 2013</i> <i>TD Mortgage at just 3.09% fixed, maturity August 1, 2017</i> <i>Professionally managed by Realty Executives Meridian</i> As of Oct 20 th , 2013, the two comparable listings in the building are on MLS for \$229,000-\$234,000
Principal + Interest	\$933.61	
Condo Fee	\$342.05	
Management	\$135.00	
Property Tax	\$130.00	
Market Value	\$220,000	
Mortgage Balance	\$157,000	
EQUITY	\$63,000	

PROPERTY #4 (JV): • 3 Bedroom • 2.5 Bath • Townhouse • 1100 sq' ft.

Maple Brooke Villas, Morinville

This spacious duplex townhouse features carpeted family room, sunlit kitchen with lots of counter space and 5 appliances, a walk out deck, and attached garage.

Developer & Community Site available here:
<http://www.dynastybuilders.ca/maplebrooke/>

Current Rent	\$1345.00	<i>Tenant lease in place until April 2014</i> <i>TD at just 2.90% fixed, maturity September 30, 2014</i> <i>Professionally managed by Realty Executives Meridian</i> Purchased for \$319,000 in 2008. As of Oct 20 th , 2013, the three comparable listings in the complex are on MLS for \$246,999 - \$285,000 Seller Owns a 20% Share in the Property
Mortgage	\$868.45	
Condo Fee	\$173.89	
Management	\$112.98	
Property Tax	\$205.00	
Market Value	\$265,000	
Mortgage Balance	\$230,000	
Equity in Property	\$35,000	
Share in Equity	\$7000	

PROPERTY #5 (JV): • 3 Bedroom • 2 Bath • Townhouse • 1280 sq' ft.

Walnut Grove – Westpark, Fort Saskatchewan

Newer 1280 sq. ft. unit comes complete with its own single attached, insulated garage. The open concept main floor features a gas fireplace in the great room, as well as patio doors to the back deck with privacy wall. The kitchen features maple cabinets, pantry and separate dining area. The upper level boasts 3 bedrooms, including the master with 3-piece ensuite, plus a full 4-piece main bathroom. Six quality appliances are included. Great community.

Building Community Information Package available here:
<http://landrex.com/westpark/about.aspx>

Current Rent	\$1695.00	<i>Tenant lease in place until February 28, 2014</i> <i>TD at just 2.9% fixed 1 year</i> <i>Professionally managed by Realty Executives Meridian</i> As of Oct 20 th , 2013, comparable listings on MLS are around \$280,000. Seller Owns a 20% Share in the Property
Mortgage	\$1151.30	
Condo Fee	\$160.00	
Management	\$157.25	
Property Tax	\$152.00	
Market Value	\$272,000	
Mortgage Balance	\$217,000	
Equity in Property	\$55,000	
Share in Equity	\$11,000	

OFFER SUMMARY

	PURCHASE OPTION #1		PURCHASE OPTION # 2	
	Mortgage to Assume	Current Equity	Mortgage to Assume	Current Equity
Property 1	\$254000	\$36000	\$254000	\$36000
Property 2	202000	83000	202000	83000
Property 3	157000	63000	157000	63000
Property 4	0	7000		Not included
Property 5	0	11000		Not included
Total	\$613,000	\$200,000	\$613,000	\$182,000
SALE PRICE		\$160,000	\$150,000	
Immediate Equity Increase Day 1	\$40,000			\$32,000
IMMEDIATE R.O.I. on Day 1	25%			21%

Mortgage Numbers are based on November 2013 estimates and are subject to a 0.5% fluctuation based on amortization.

OTHER INFORMATION

PRICES

The above noted Sale Prices are firm. However, a **further \$2000 price reduction** will be offered for both options should this deal be completed on or **prior to December 5, 2013**.

MORTGAGES

The mortgages for Properties 1, 2, and 3 must all be assumed as is. They are with TD Canada Trust, and all with **exceptional rates**. To proceed with purchase of either option, you **must be able to qualify** for the total of these mortgages.

APPRAISALS

If you require appraisals to be done, they will be at your expense initially. However, should you proceed with purchasing these properties, your appraisal fees will then be reimbursed in full.

LEGAL FEES

To be split 50/50 between buyer and seller.

**For more information please send an email introduction to:
REACHFWI@GMAIL.COM**