

WHAT IS YOUR RETIREMENT INCOME STRATEGY?

You will need a retirement income for over 20 years, maybe 30.

Are you a Typical Case?

Average homeowner age 55 years
 Owns main residence valued at \$500,000
 He has an outstanding mortgage of -\$150,000

Therefore the equity in his home is \$350,000

How can you effectively make use of the equity in your home to boost your nest egg?

- Leverage the equity to build a duplex. Re-zoning of many lots in Edmonton's older neighbourhoods offer ample development opportunities.
- Sell new units - burgeoning new market for quality units in older trending neighbourhoods.
- Net proceeds could grow your equity by over 75% in just 12 months.

How does this all work?

Do you qualify?

- ✓ Do you have over \$300,000 equity in your home or other residence?
- ✓ Can you qualify for a mortgage?
- ✓ Are you ready to downsize?

What are the risks and requirements?

Your financial commitment and the risks:

1. Equity to purchase lot.
2. Obtain a construction mortgage.
3. Risks - all expenses are asset covered.

What is the timeline?

This process will take 10 - 15 months.



I don't have the knowledge, expertise or time to take on such a project.

You don't have to: Aurora Real Estate Investments provides a full turnkey service to manage the entire process.

Our Services

We provide the following services to ensure that you successfully achieve your retirement goals and financial peace of mind in your later years.



Sales and Acquisition



Construction



Legal Services



Property Management



Project Management



After Sale Services

Developer Plan - Increase Your Equity at Zero Net Cost

Financial Summary - Based on a duplex

| | |
|-------------------------------|--------------------|
| Lot Value | \$350,000 |
| Construction Costs | \$600,000 |
| Financing and Legal Fees | \$50,000 |
| Commissions and Closing Costs | \$45,000 |
| Management Fees | \$10,000 |
| Expenses Total | \$1,055,000 |
| Equity Required | \$320,000 |
| Revenue 2 Units @ \$650,000 | \$1,300,000 |
| Expenses | \$1,055,000 |
| Profit | \$245,000 |

\$320,000 grows to \$565,000 or 75% ROI



How do I begin?

Arrange to meet a REIT team member to discuss your needs and goals.

This document does not constitute an offer to sell, or a solicitation of an offer to purchase. These numbers are for discussion purposes only and should only be relied on upon verification by independent legal and financial advice.

Vernon Samaroo
 Real Estate Investment Team
 Realty Executives Challenge

780.993.7017
vernon@samaroo.ca

realteam.ca

