

Side x Side Duplex

Why a Side by Side Duplex?

We like to call these the “Steady Eddy” of real estate investing – Nothing fancy but consistently perform year after year with minimal management and time input.

Who should be considering a Side x Side Duplex into their portfolio?

If you are an investor with a low risk tolerance or perhaps an investor with not a lot of time to put towards your portfolio this may be a good option for you.

About Side x Sides...

Straight up - Side x Side duplexes don't offer as much cash flow on a monthly basis as a suited home, but long term they may in fact produce more cash flow. These buildings have a proven track record attracting longer term tenancies reducing tenant turn over and their associated costs like advertising, showings, screening applicants, cleaning, repairs and perhaps sitting on a vacant property. Every time a tenant leaves it costs you money reducing your overall ROI. A side x side duplex is a very efficient property to own letting you keep your money in your pocket and maximize your return on investment.



Our most successful duplex arrangement is with 3 Bedrooms, 2.5 Bathrooms, 1500+ sqft with a Double Attached Garage per side. The tenant profile is fantastic and typically a family arrangement consisting of a mom, dad and 1 to 2 children. Most commonly these families are just embarking on life's journey together and may not quite have the down payment or mortgage qualification ability to purchase a home yet. The average stay for these tenants is 2 to 3 years.

What do they rent for?

Depending on the community the estimated rental rates range from \$1850 to \$1950 per side with the tenants typically picking up the tab for all the utilities. You as the landlord pay for mortgage, real estate taxes, insurance and your management costs. Discretionary costs include vacancy and repairs and maintenance and it's always a good idea to keep a healthy reserve fund.

Estimated Numbers:

Monthly Cash Flow: \$250

Down Payment: \$187,500

Purchase Price: \$750,000