



PARK LIKE SETTING



LOCATION: Property is in the Terrace Heights neighbourhood in a park like setting surrounded by greenery. It is situated south of the downtown core just a 5-minute drive through Edmonton's River Valley. This property is on a side street off 101 Avenue, a commercial corridor with multiple amenities.

LEGAL: Lot 7; Block 1; Plan 1189KS
SITE: +/-17,030 sf • Zoned RA7 (low-rise apartment)

- BUILDING:**
- A 2.5 story wood frame structure; built 1956.
 - Exterior is stucco; roof is flat, torch-on membrane.
 - Laundry equipment is 1 set washer & dryer; leased coinomatic.
 - All units have fridge and stove.
 - Electrical metered separately to each tenant; tenants pay.
 - Parking is 12 surface stalls.

- RENOVATIONS:**
- Suites: Newer flooring in several units.
 - Common Areas: Newer carpets.
 - Exterior: Newer windows; Roof replaced (2005).

- There are:

2	studio units	@	sf
4	1-bdm units	@	sf
6	2-bdm units	@	sf
<u>12</u>	UNITS TOTAL		

FINANCING: Treat as Clear Title. Let's say Purchaser gets new first mtg of \$900,000 at 3.25%; 5/25; P&I \$4,385.03/mo.

PRICE: \$1,275,000 (\$106,250 per unit)

INCOME & EXPENSES

As At May 27, 2019

SCHEDULED RENTAL INCOME (May-19 Rent Roll)

Suites:	2	studio @ \$650*	
	4	1-bdm @ \$775*	
	6	2-bdm @ \$875*	\$115,800
Laundry:	12	units @ \$12.50/mo.	1,800
Parking:		Included in rental	0
Less:		Vacancy @ 5%	<u>(5,800)</u>
			\$111,800

EXPENSES (Proforma)

Property Tax (2019)	\$12,500	(\$ 1042/unit)	
Insurance	2,200	(\$ 183/unit)	
Utilities & Garbage	10,000	(\$ 833/unit)	
On-Site Wages	4,400	(\$ 367/unit)	
Repair & Maint	6,000	(\$ 500/unit)	
Advertising	1,000	(\$ 83/unit)	
Miscellaneous	0	(\$ 0/unit)	
Mgmt @ 5%	<u>5,600</u>	<u>(\$ 467/unit)</u>	
		(\$ 3475/unit)	<u>\$41,700</u>

NET OPERATING INCOME

Annual Debt Service (new 1st mtg)	\$70,100
CASH FLOW	\$54,100
	\$16,000

***Note:** Rents below market; CMHC rental market survey for Zone 8 (East Central) have studios @\$877; 1-bdms @\$978 and 2-bdms @1,130.

AT THE ASKING PRICE, the:

Capitalization Rate is:	5.5%
Cash Required is:	\$375,000
Cash Flow is:	\$16,000
Cash On Cash Return is:	4.3%
Mtg Paydown 1st Year is:	\$22,900
Return On Equity is:	10.4%

For more information, please contact:

Raphael Yau, B.A.(Econ)
Senior Associate, Multi-Family & Investment Sales
Direct 780 917 8326
Raphael.Yau@cwedm.com

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
main +1 780 420 1177
fax +1 780 424 9780
www.cwedm.com