

SUTTON - Central Commercial Real Estate

PROFORMA 12219 - 97 STREET

Number of Units 9
Asking Price \$ 1,035,000 or 115,000 unit
Year Built 1977
Legal Plan 705AH Bk 6 Lot 25
Site Area 8,100 square feet
Parking paved and energized
Chattels



Location:
 The building is located in downtown Edmonton, close to the main artery of 97 street. Easy access to downtown financial district, easy access to Yellowhead freeway. TCY 16.

Description:
 This is a 3 story, wood-frame construction complex. Tar and gravel roof. Hot water heating system. All upper units have balconies, main floor units have walk out patios. Most of the units have been upgraded. Long term tenants. Rents can be increased.

Suite Mix:

9, 1 bedroom

Financing: (proposed)
 \$ 776,000

Down Payment: \$ 259,000
 Monthly PI = \$ 3,874
 Annual PI = \$ 46,488
 Interest Rate 3.50%

Proposed financing is based on 75% of list price, amortized over a 25 year term.

Notes:

INCOME & EXPENSES

INCOME:

9, 1 bedroom @ 780-850

Gross Monthly Income	\$ 8,000
Annual Income	\$ 96,000
Laundry Income \$ 12 per unit/mo	\$ 1,296
Gross Annual Income	\$ 97,296
Vacancy Loss -4%	\$ (3,892)
Effective Gross Income	\$ 93,404

EXPENSES: (estimated)

Management Fee 5%	\$ 4,670
Caretaker \$ 35 /unit/mo	\$ 3,780
Utilities \$ 1,150 /unit/yr	\$ 10,350
Insurance \$ 250 /unit/yr	\$ 2,250
Repair & Mntce. \$ 700 /unit/yr	\$ 6,300
Taxes 2016	\$ 6,886
Miscellaneous	
Total Expenses	\$ 34,236

Net Operating Income \$ 3,804 /unit or 36.65% **\$ 59,168**

Capitalization Rate is:	5.72%
Cash required is:	\$ 259,000
Cash flow after debt service is:	\$ 12,680
Cash on cash return is:	4.90%
Return on equity is:	12.36%

The information given above has been obtained from sources we understand to be correct, but is not guaranteed and is subject to change without notice.