

Sutton - Central Commercial Real Estate

Proforma

11708 - 81 Street

Number of Units 20
Asking Price \$ 2,100,000 or \$105,000/unit
Year Built 1979
Legal Plan 5850R Block 6 Lot 25-28
Site Area 19,700 square feet
Parking paved and energized
Chattels



Location:

The building is located in north/east Edmonton, in the neighborhood known as Parkdale. The area consists mainly of multifamily housing with light commercial. Close to transit station. Close access to the downtown core. Walking distance to elementary school.

Description:

This is a 3 story, wood-frame construction building. Exterior is mainly wood siding and stucco. Gable roof 3 year ago. Newer hot water tank. Main floor has walk-out patios, upper units have balconies. Inside intercom system. Hot water heating system. Newer hot water tank. Tenants pay for own power. Long term owner. Self managed. Half of the units have been recently renovated.

Suite Mix:

2, bach
 18, 1 bedroom

Financing: (proposed)

\$ 1,740,000

Down Payment: \$ 360,000

Monthly PI = \$ 8,234

Annual PI = \$ 98,808

Interest Rate 3.00%

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

Notes:

INCOME & EXPENSES

INCOME:

2, bachelor @ 875
 18, 1 bedroom @ 875

Gross Monthly Income	\$ 16,455
Annual Income	\$ 197,460
Laundry Income \$ 12 per unit/mo	\$ 2,880
Gross Annual Income	\$ 200,340
Vacancy Loss -5%	\$ (10,017)
Effective Gross Income	\$ 190,323

EXPENSES: (estimated)

Management Fee 0%	\$ -
Caretaker \$ 40 /unit/mo	\$ 9,600
Utilities \$ 1,500 /unit/yr	\$ 30,000
Insurance \$ 600 /unit/yr	\$ 12,000
Repair & Mntce. \$ 600 /unit/yr	\$ 12,000
Taxes 2021	\$ 18,121
Miscellaneous	\$ 2,000

Total Expenses **\$ 83,721**

\$ 4,186 /unit or 43.99%

Net Operating Income **\$ 106,602**

Capitalization Rate is:	5.08%
Cash required is:	\$ 360,000
Cash flow after debt service is:	\$ 7,794
Cash on cash return is:	2.17%
Return on equity is:	15.11%

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.