

CURRENT PRO FORMA

10023-155 St. Edmonton, Alberta, Canada "PROJECTED"

PRICE:	\$1,000,000	PER UNIT	\$250,000
			
TYPE	UNITS	SIZE	TOTAL SQ. FT.
Studio	0	0	0
One Bedrooms	0	0	0
Two Bedrooms	4	1200	4800
TOTAL	4		4,800
			RENT PER SQ.FT./ 1.13
GROSS MONTHLY PARKING AND LAUNDRY INCOME:			\$0
GROSS MONTHLY RENTAL INCOME:			\$5,400
GROSS MONTHLY INCOME:			\$5,400
GROSS ANNUAL INCOME:			\$64,800
VACANCY: 3.0%			(\$1,944)
OPERATING INCOME:			\$62,856
EXPENSES:	% of Income		Total
Property Taxes: 2013	9.4%		\$5,879
Utilities:	0.0%		\$0
Insurance	8.4%		\$5,292
Caretaker/Janitor	0.8%		\$480
Management	5.0%		\$3,240
Landscaping	1.8%		\$1,100
Miscellaneous	0.8%		\$509
Repair & Maint	4.0%		\$2,520
Advertising	0.1%		\$40
TOTAL: (EXP/INC RATIO)	30.3%		(\$4,765)
			\$43,796
NET INCOME:			\$43,796
Monthly Net Income less debt			(\$285.92)
CAP RATE:			4.4%
CASH FLOW:			(\$3,431)
PRINCIPAL REDUCTION:			\$19,676
TOTAL ROI:		6.5%	\$16,244
EQUITY:			\$250,000
DEBT SERVICE:			(\$47,227)
10 year mortgage reduction			\$196,756
10 year market growth at 2.5% annually			\$250,000
Market Value 10 years			\$1,250,000
LTV 10 Years			80
FINANCING: POTENTIAL	75.0%		
Lender:			
First Mortgage Principal:	\$750,000		
CMHC Fee: 4.0%	\$30,000		
Total Financing:	\$780,000		
Interest Rate: 3.60%			
Amortization: 25			
Due Date: Oct-18			
Monthly Payments: \$3,936			
Prin.Red./annum: \$19,676			
			CIVIC ADDRESS: 10023 155 St.
			LEGAL: PLAN: 5229AD BLK:19 LOT:15
			SITE: 7,395 sq.ft
			ZONING: RA7
			BUILDING: One 1.5 storey wood frame building. Effective Age 1993. Exterior is brick and vinyl, roof is pitched with asphalt shingles.
			Insuite laundry, tenant pays power/gas/water.
			SURFACE PARKING: 8 stalls



Robert F. McLeod, CSI, CCC
Re/Max Real Estate Commercial Division
780-905-8920
info@robertmcleod.ca
www.robertmcleod.ca