

CURRENT PRO FORMA

11804 57 St. Edmonton

PRICE: \$719,999

PER UNIT

\$80,000



TYPE	UNITS	SIZE	TOTAL SQ. FT.	AVGE RENT	May-11
Studio	1	400	400	\$595	\$595
One Bedrooms	5	500	2500	\$680	\$3,400
Two Bedrooms	3	750	2250	\$780	\$2,340
TOTAL	9		4,750	RENT PER SQ.FT./ 1.35	
GROSS MONTHLY PARKING AND LAUNDRY INCOME:					\$100
GROSS MONTHLY RENTAL INCOME:					\$6,335
GROSS MONTHLY INCOME:					\$6,435
GROSS ANNUAL INCOME:					\$77,220
VACANCY: 4.0%					(\$3,089)
OPERATING INCOME:					<u>\$74,131</u>
EXPENSES:		% of Income		Per Unit/Per Year	
Property Taxes: 2010		7.3%		\$600	\$5,400
Utilities:		14.0%		\$1,150	\$10,350
Insurance		3.0%		\$250	\$2,250
Caretaker		5.8%		\$480	\$4,320
Management		3.5%		\$288	\$2,595
Maintenance		9.1%		\$750	\$6,750
Miscellaneous		0.6%		\$50	\$450
Administration		0.6%		\$50	\$450
Advertising		0.9%		\$75	\$675
TOTAL: (EXP/INC RATIO)		44.8%		(\$3,693)	(\$33,240)
				NET INCOME:	<u>\$40,892</u>
CAP RATE:					5.7%
CASH FLOW:				4.3%	\$9,337
PRINCIPAL REDUCTION:					\$13,467
TOTAL ROI:				10.6%	\$22,804
EQUITY:					\$215,999
DEBT SERVICE:					(\$31,555)
FINANCING: POTENTIAL		70.0%			
Lender:					
First Mortgage Principal:		\$504,000			
CMHC Fee: 4.5%		\$22,680			
Total Financing:		\$526,680			
Interest Rate: 3.50%					
Amortization: 25					
Due Date: 5 Years					
Monthly Payments: \$2,630					
Prin.Red./annum: \$13,467					
					CIVIC ADDRESS: 11804-57 St,
					LEGAL: PLAN: 4636AB BLK:41 LOT:1-3
					SITE: 12,000sq.ft
					ZONING: RA7
					BUILDING: One 3 storey wood frame building.
					Built in 1968. Exterior is vinyl & stucco
					brick, roof is tar and gravel.
					1 Washer and Dryer Owned. Tenant pays electrical .
					Landlord pays heat and water.
					SURFACE PARKING: 9 stalls

