

CURRENT PRO FORMA

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

PRICE: \$1,000,000 PER UNIT \$250,000



TYPE	UNITS	SIZE	TOTAL SQ. FT.	AVGE RENT	Aug-14
Studio	0	0	0	\$0	\$0
One Bedrooms	0	0	0	\$0	\$0
Two Bedrooms	4	1200	4800	\$1,350	\$5,400
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)
		(\$19,060)
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%
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



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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