

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: | | | | | \$74,131 |
| 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: | | | | | \$40,892 |

| | |
|----------------------|-------------------|
| 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 |



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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