

16 SUITES FOR SALE

ASKING: \$2,690,000



Monthly Income (projected)

1	x	Bach	@	/mo		
12	x	1 Bdrm	@	/mo		
3	x	1L Bdrm	@	/mo		
	x	Bdrm	@	/mo		
	x	Bdrm	@	/mo		
		Laundry	@	100	/mo	100
	9	Park	@	/mo		

Total Monthly Income \$14,430

Annual Expenses

TAXES	2021	\$16,962
WTR/SWR/ELCTR		13,766
GAS/HEAT		
INSURANCE		10,500
WASTE DISPOSAL		2,383
MAINTENANCE		10,486
CARETAKER	\$175/mo	2,100
MAMAGEMENT		
Landscape		2,556
ADVERTISING		
OTHER		1,000
Total Annual Expenses		\$59,753

Address: 314 - 21 ave sw
Lot Size: 50 x 120
Construction: concrete **Roof:** Tar&gravel
Exterior: Brick **Yr.Built:** 1962
Parking: 9 stalls **Zoning:** DC (pre 1P2007)
Suite Mix: (15-1Bdrm) (1 Bach)
Financing:
Comments: Fantastic location! Never vacant! Concrete building with quiet adult tenants. Well managed and in good condition. Clean, well appointed suites. Realtor has interest in building. New roof 2018. New windows 2014. Rents haven't increased in 5 yrs.

Laundry equipment is leased. 1Washer, 1Drier.

For More Information
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Annual Analysis

Annual Income	\$173,160
Less Vacancy (2mo x 1 ste)	171,260
Less Expenses	59,753

NET OPERATING INCOME \$111,507

Statements are based on information given to us by principals and sources which we deem reliable and for which we assume no responsibility. Prospective purchasers should not construe this information as legal or tax advise. Legal counsel, accountants or others should be consulted if desired, on matters relating to this presentation.