

LEGAL 4PLEX FOR SALE

ASKING: \$929,900



Address: 133 – 22 AVENUE NE
Lot Size: 15.22M x 38.09M
Construction: w/frame
Exterior: stucco
Parking: 4 stalls
Roof: Torch-on
Yr. Built: 1971
Zoning: MC-1
Suite Mix: All 3 bedrooms
Financing: Clear Title
Comments: Corner Unit style "legal" 4plex in excellent Tuxedo location. Close to future LRT line. All units are self-contained. Tenants pay all utilities. New roof, new sliding doors, new balcony railings, new furnaces & Hot water tanks. Easy to rent and easy to manage. Seller is licensed realtor.

Laundry equip is owned. 3Washer, 3Drier.

For More Information
John Evvin



MaxWell Canyon Creek
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Monthly Income

		(Actual)	(Projected)
1	x 3 Bdrm	1150	1,250
1	x 3 Bdrm	1000	1,250
1	x 3 Bdrm	1000	1,250
1	x 3 Bdrm	1000	1,250
	Laundry		
	Park		
Total Monthly Income		\$4,150	5,000

Annual Expenses

TAXES	2020	\$5,421
WTR/SWR/ELCTR		
GAS/HEAT		
INSURANCE		4,000
WASTE DISPOSAL		
MAINTENANCE	(est)	2,400
CARETAKER	Grass/snow	1,800
MANAGEMENT		
ELEVATOR		
ADVERTISING		
OTHER		
Total Annual Expenses		\$13,621

Annual Analysis

	(Actual)	(Projected)
Annual Income	\$49,800	\$60,000
Less 3% Vacancy	48,300	57,500
Less Expenses	13,621	13,621

NET OPERATING INCOME

	34,679	43,879
Capitalization Rate	3.65%	4.7%

Proposed New
 Financing
 \$xxxxxxxxx @ %

Cash-on cash return
 Mortgage pay down
 1st year

Total Return

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 advice. Legal counsel, accountants or others should be consulted if desired, on matters relating to this presentation.