

7 - 4PLEXES (28 Units)

ASKING: \$4,590,000



Monthly Income

x	Bach	@	/mo
x	Bdrm	@	/mo
28 x 2	Bdrm	@ Avg 925	/mo
x	Bdrm	@	/mo
x	Bdrm	@	/mo
	Laundry	@	/mo
	Park	@	/mo

Total Monthly Income **\$25,900**

Annual Expenses

TAXES	2021	\$30,590
WTR/SWR/ELCTR		Tenant pays
GAS/HEAT		Tenant pays
INSURANCE	(est)	23,000
WASTE DISPOSAL		
MAINTENANCE	(est)	14,000
CARETAKER		10,500
MAMAGEMENT		
ELEVATOR		
ADVERTISING		
OTHER		1,000
Total Annual Expenses		\$79,090

Annual Analysis

Annual Income	\$310,800
Less Vacancy3%	301,476
Less Expenses	79,090

NET OPERATING INCOME **\$222,386**

Address: 1812 -1840 - 37 Street SE
Lot Size: 106.55M x 38.4M deep
Construction: Frame **Roof:** Torch-on
Exterior: Stucco **Built:** 1969
Parking: 100% **Zoning:** MC-1/M-CGd72
Suite Mix: All 2 bedrooms
Financing: Clear Title
Comments: Row of 7 4plexes. All 2 bedroom corner units approx. 1000sqft with 1- 4pc bath and separate furnaces and HWT. Well managed and maintained by demanding owner. Roof done 10 yrs ago, newer balconies and handrail, recent new windows all around. Large land parcel has excellent future development potential.

For More Information

John Evin



MaxWell Canyon Creek

Tel: (403) 278-8899

Email: johnevin@shaw.ca



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