


## Sutton- Central Commercial Real Estate

<b>FOR SALE</b>																																																													
<b>11212 - 124 Street</b>																																																													
<p><b>Number of Units</b>      7  <b>Asking Price</b>        \$ 383,000 or 54,714 /unit  <b>Year Built</b>            1962  <b>Legal</b>                    Plan RN39C Block 9 Lot 3  <b>Site Area</b>               7244 square feet  <b>Parking</b>                paved and energized  <b>Chattels</b></p>																																																													
<p><b>Location:</b>            The property is located in the neighborhood of Inglewood. Close to Downtown and city centre. Waslking distance to transit stop. Easy access to westend.</p>	<table border="0" style="width: 100%;"> <tr> <th colspan="2" style="text-align: center;"><u><b>INCOME &amp; EXPENSES</b></u></th> </tr> <tr> <td colspan="2"><b>INCOME:</b></td> </tr> <tr> <td>1, bachelor</td> <td style="text-align: right;">@ \$</td> </tr> <tr> <td>5, 1 bedroom</td> <td style="text-align: right;">@ \$</td> </tr> <tr> <td>1, 2 bedroom</td> <td style="text-align: right;">@ \$</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Gross Monthly Income</td> <td style="text-align: right;">\$ 3,541</td> </tr> <tr> <td><b>Annual Income</b></td> <td style="text-align: right;"><b>\$ 42,492</b></td> </tr> <tr> <td>Laundry Income        \$ 12 per unit/mo</td> <td style="text-align: right;">\$ 1,008</td> </tr> <tr> <td><b>Gross Annual Income</b></td> <td style="text-align: right;"><b>\$ 43,500</b></td> </tr> <tr> <td>Vacancy Loss            -2%</td> <td style="text-align: right;">\$ (870)</td> </tr> <tr> <td><b>Effective Gross Income</b></td> <td style="text-align: right;"><b>\$ 42,630</b></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2"><b>EXPENSES:</b> (estimated)</td> </tr> <tr> <td>Management Fee            4%</td> <td style="text-align: right;">\$ 1,705</td> </tr> <tr> <td>Caretaker                    \$ 22 /unit/mo</td> <td style="text-align: right;">\$ 1,848</td> </tr> <tr> <td>Utilities                    \$ 1,000 /unit/yr</td> <td style="text-align: right;">\$ 7,000</td> </tr> <tr> <td>Insurance                    \$ 160 /unit/yr</td> <td style="text-align: right;">\$ 1,120</td> </tr> <tr> <td>Repair &amp; Mntce.            \$ 500 /unit/yr</td> <td style="text-align: right;">\$ 3,500</td> </tr> <tr> <td>Taxes    2005</td> <td style="text-align: right;">\$ 3,302</td> </tr> <tr> <td>Miscellaneous</td> <td style="text-align: right;"></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td><b>Total Expenses</b></td> <td style="text-align: right;"><b>\$ 18,475</b></td> </tr> <tr> <td><b>Net Operating Income</b></td> <td style="text-align: right;"><b>\$ 24,155</b></td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Capitalization Rate is:</td> <td style="text-align: right;">6.31%</td> </tr> <tr> <td>Cash required is:</td> <td style="text-align: right;">\$ 96,000</td> </tr> <tr> <td>Cash flow after debt service is:</td> <td style="text-align: right;">\$ 3,119</td> </tr> <tr> <td>Cash on cash return is:</td> <td style="text-align: right;">3.25%</td> </tr> <tr> <td>Return on equity is:</td> <td style="text-align: right;">8.72%</td> </tr> </table>	<u><b>INCOME &amp; EXPENSES</b></u>		<b>INCOME:</b>		1, bachelor	@ \$	5, 1 bedroom	@ \$	1, 2 bedroom	@ \$	 		Gross Monthly Income	\$ 3,541	<b>Annual Income</b>	<b>\$ 42,492</b>	Laundry Income        \$ 12 per unit/mo	\$ 1,008	<b>Gross Annual Income</b>	<b>\$ 43,500</b>	Vacancy Loss            -2%	\$ (870)	<b>Effective Gross Income</b>	<b>\$ 42,630</b>	 		<b>EXPENSES:</b> (estimated)		Management Fee            4%	\$ 1,705	Caretaker                    \$ 22 /unit/mo	\$ 1,848	Utilities                    \$ 1,000 /unit/yr	\$ 7,000	Insurance                    \$ 160 /unit/yr	\$ 1,120	Repair & Mntce.            \$ 500 /unit/yr	\$ 3,500	Taxes    2005	\$ 3,302	Miscellaneous		 		<b>Total Expenses</b>	<b>\$ 18,475</b>	<b>Net Operating Income</b>	<b>\$ 24,155</b>	 		Capitalization Rate is:	6.31%	Cash required is:	\$ 96,000	Cash flow after debt service is:	\$ 3,119	Cash on cash return is:	3.25%	Return on equity is:	8.72%
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<p><b>Description:</b>            This is a 1.5 story, wood-frame construction building. Tar and gravel roof. Low vacancy. Fully rented with long term tenants.</p>	<p><b>Suite Mix:</b>            1, bachelor            5, 1 bedroom            1, 2 bedroom</p>																																																												
<p><b>Financing:</b> (projected)            \$ 287,000</p> <p><b>Down Payment:</b> \$ 96,000            Monthly PI = \$ 1,753            Annual PI = \$ 21,036            Interest Rate        5.50%</p>	<p>Proposed financing is based on 75% of list price, amortized over a 25 year term.</p>																																																												
<p><b>Notes:</b></p>	<p>The information given above has been obtained from sources we understand to be correct, but is not guaranteed and is subject to change without notice.</p>																																																												