SUTTON - CENTRAL COMMERCIAL REAL ESTATE

PROFORMA

11526 - 124 Street

Number of Units	6
Asking Price	$ 360,000 or 60,000 /unit
Year Built	1958
Legal	Plan RN46 Bk 28 Lot 6
Site Area	7503 square feet
Parking	paved and energized
Chattels	

Location:

The building is located in downtown Edmonton, in the neighborhood of Inglewood. Walking distance to transit stop.

Description:

This is a 1.5 story, wood-frame construction building. Exterior is mainly brick and stucco. Shingled roof, replaced in 1999. Forced air furnaces. Four of the units have been upgraded. Stable tenants. Rents could be increased.

Suite Mix:

5, 1 bedroom
1, 2 bedroom

Financing: (proposed)

$ 270,000	
Down Payment:	$ 90,000
Monthly PI =	$ 1,570
Annual PI =	$ 18,840
Interest Rate	5.00%

Proposed Financing is based on 75% of list price, amortized over a 25 year term.

Notes:

INCOME & EXPENSES

INCOME:

5, 1 bedroom	@	495 - 500		
1, 2 bedroom	@	695		
Gross Monthly Income				$ 3,100
Annual Income				**$ 37,200**
Laundry Income	$ 12	per unit/mo		$ 864
Gross Annual Income				**$ 38,064**
Vacancy Loss	-4%			$ (1,523)
Effective Gross Income				**$ 36,541**

EXPENSES: (estimated)

Management Fee	4%			$ 1,462
Caretaker	$ 25	/unit/mo		$ 1,800
Utilities	$ 980	/unit/yr		$ 5,880
Insurance	$ 180	/unit/yr		$ 1,080
Repair & Mntce.	$ 500	/unit/yr		$ 3,000
Taxes			2005	$ 2,738
Miscellaneous				$ -
Total Expenses				**$ 15,960**
$ 2,660 /unit	or	43.68%		
Net Operating Income				**$ 20,582**

Capitalization Rate is:	5.72%
Cash required is:	$ 90,000
Cash flow after debt service is:	$ 1,742
Cash on cash return is:	1.94%
Return on equity is:	7.87%

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.

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