

1626 - 12th Avenue S.W.

\$ 1,925,000.00

		Actual	Potential
Main	Suite #11	\$845 x 12 = \$10,140	\$1,000 x 12 = \$12,000
	Suite #12	\$1,000 x 12 = \$12,000	\$1,000 x 12 = \$12,000
2nd	Suite #21	\$950 x 12 = \$11,400	\$1,100 x 12 = \$13,200
	Suite #22	\$775 x 12 = \$9,300	\$1,100 x 12 = \$13,000
	Suite #23	\$1,100 x 12 = \$13,200	\$1,300 x 12 = \$15,600
3rd	Suite #31	\$850 x 12 = \$10,200	\$1,100 x 12 = \$13,200
	Suite #32	\$875 x 12 = \$10,500	\$1,100 x 12 = \$13,200
	Suite #33	\$995 x 12 = \$11,940	\$1,300 x 12 = \$15,600
4th	Suite #41	\$1,150 x 12 = \$13,800	\$1,200 x 12 = \$14,400
	Suite #42	\$950 x 12 = \$11,400	\$1,200 x 12 = \$14,400
	Suite #43	\$1,300 x 12 = \$15,600	\$1,400 x 12 = \$16,800
	Total	=\$129,480	\$153,600

Laundry Revenue: \$200/Month x 12 = \$2,400/Year

EXPENSES

Enmax: \$366/Month x 12 = \$4,392/Year
 Direct Energy: \$487/Month x 12 = \$5,844/Year = **\$18,336**
 Taxes: \$675/Month x 12 = \$8,100/Year

Actual Revenue: \$131,880 - \$18,336 = \$113,544 = 5.9% CAP

Potential Revenue: \$156,000 - \$18,336 = \$137,664 = 7.2% CAP

Chris
Zaharko *the name synonymous with real estate!*

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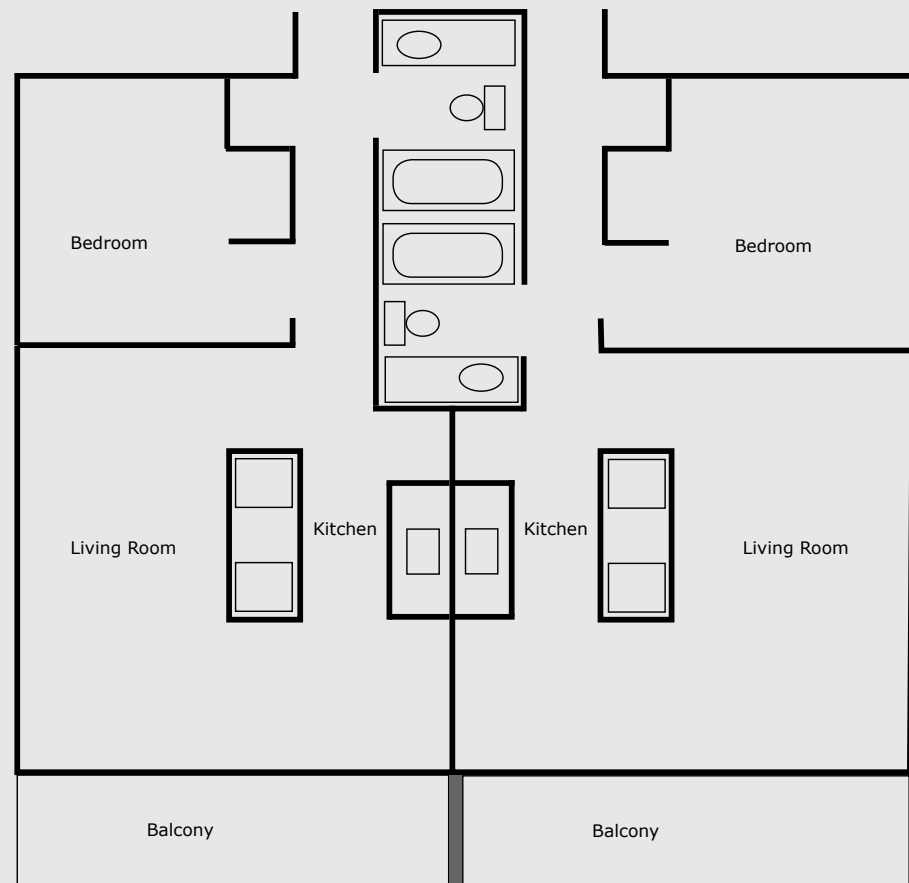
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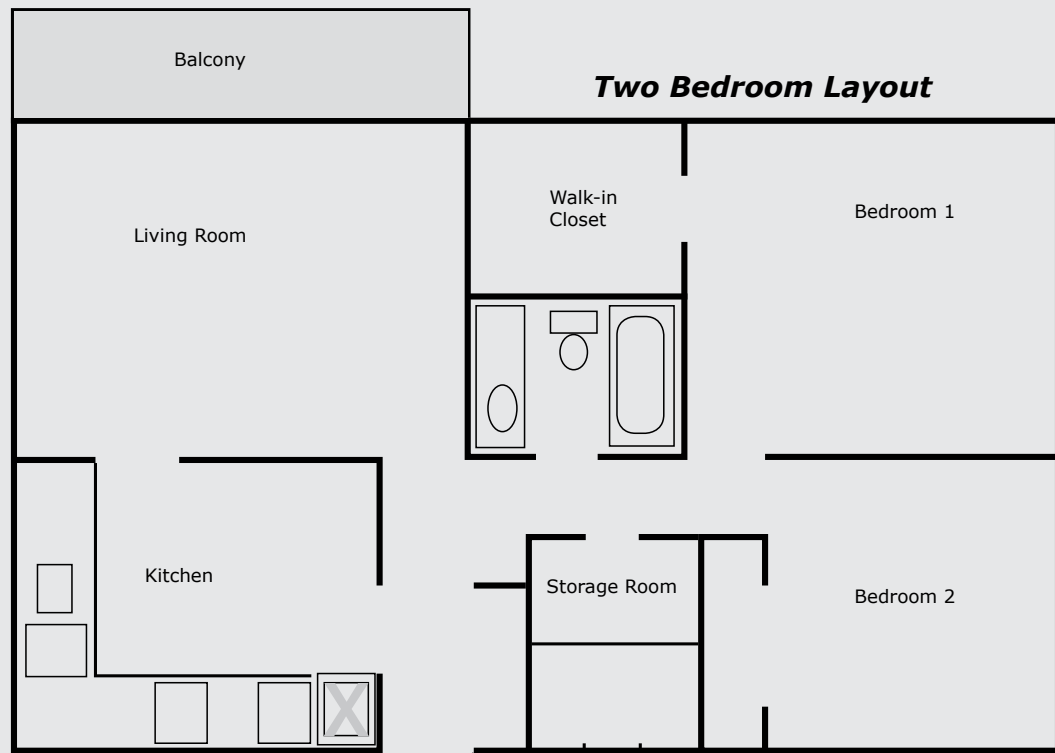
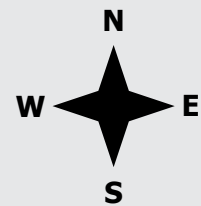
This beautiful 11 suiter is located in the desirable Sunalta area within walking distance to shopping, downtown and just a couple of blocks to the new LRT station. The building is strata titled and has 12 parking stalls in the back. Freshly painted exterior and brand new balconies. Recently renovated common areas with new commercial grade carpet and paint. There are 3 two bedroom units and 8 one bedroom units with 9 of them having their own balcony. The two bedroom units have a large eating area in the kitchen with separate dining/living room and boast a large in-suite storage room as well as a walk-in closet in the master bedroom. There are 3 units per floor with a shared storage room ideal for laundry. Most units have been renovated. This would make an ideal holding property or excellent condo conversion.





One Bedroom - West

One Bedroom - East



Two Bedroom Layout

