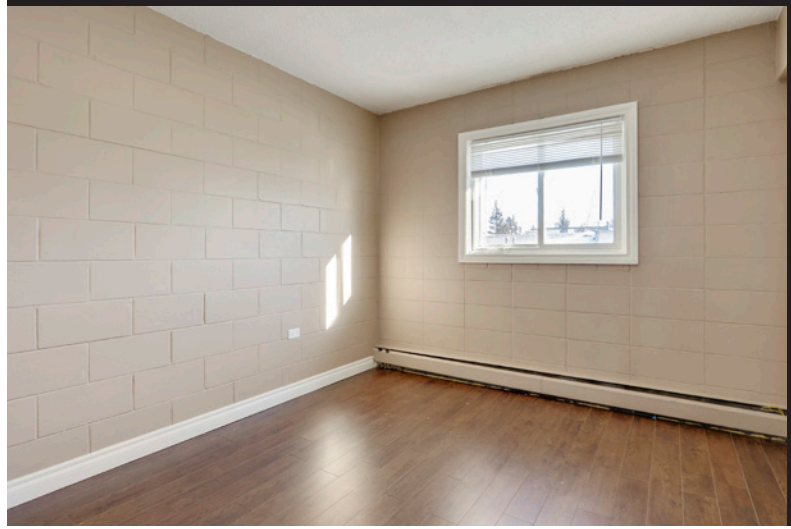
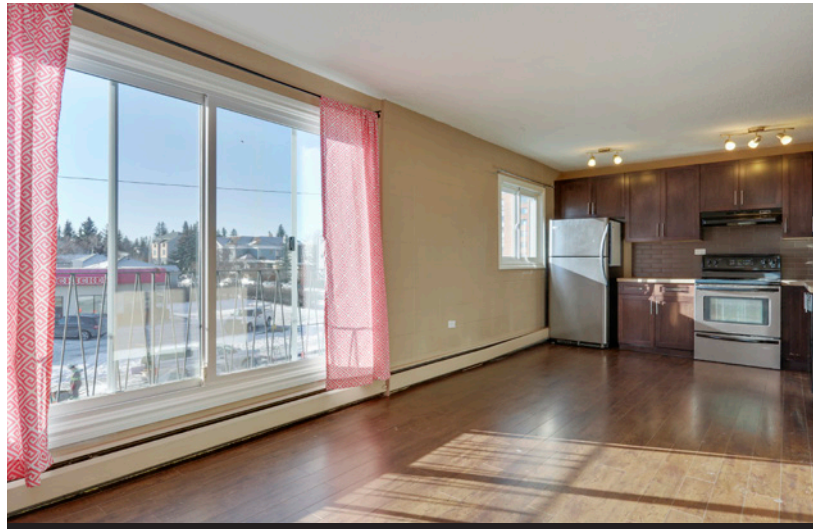


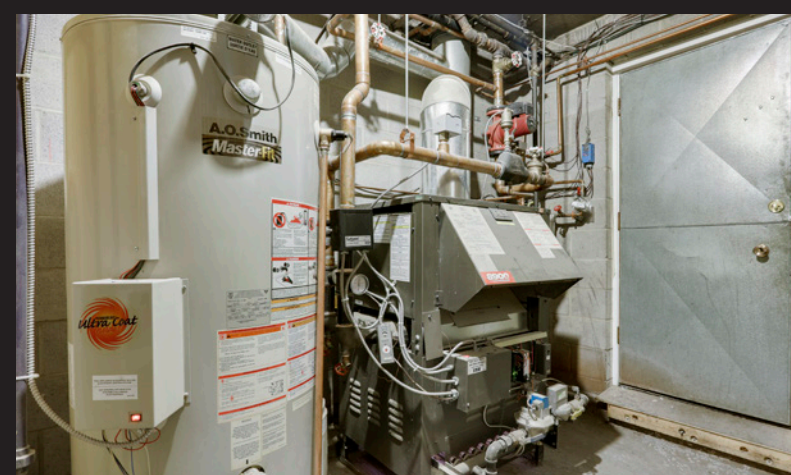
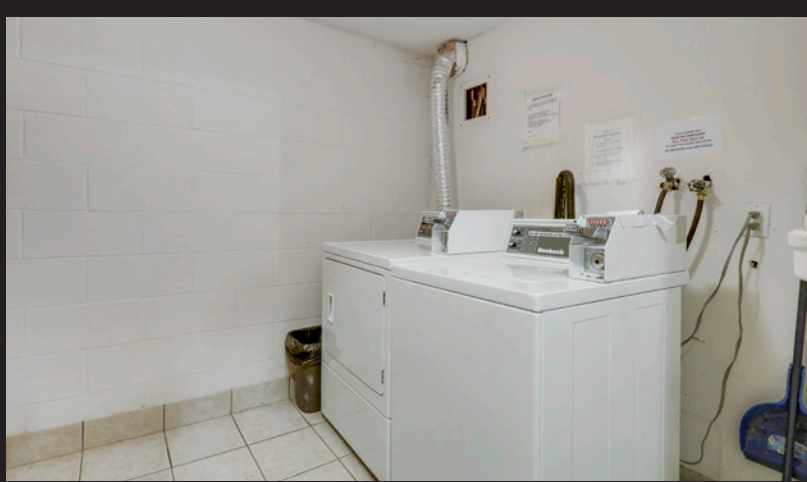
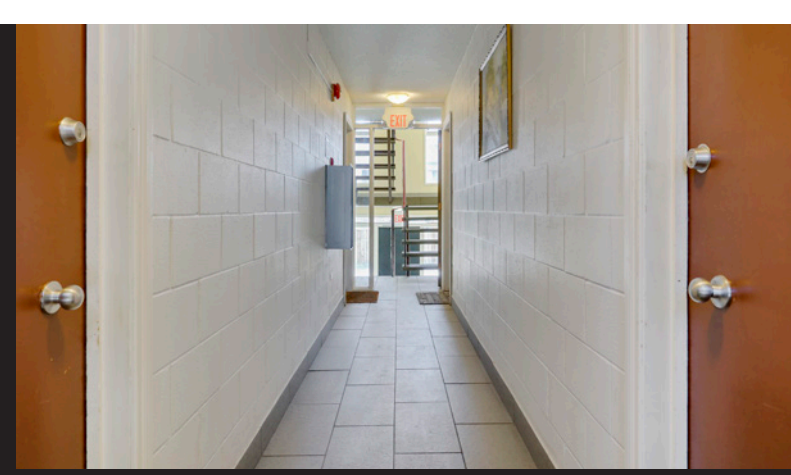
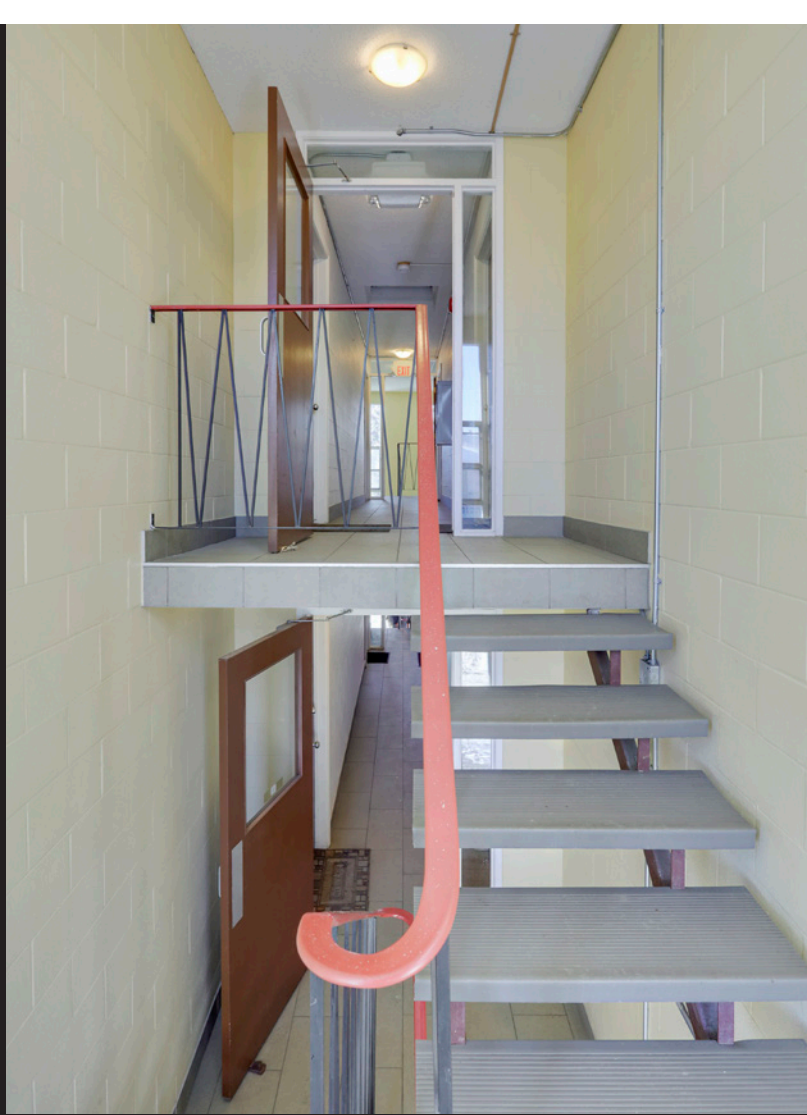
Welcome Home to

1740 & 1744 - 28 Street SW



These 2 well kept 11- unit concrete block apartment building are ideally located along 17th Avenue SW. Within walking distance to all amenities, shopping, 2-LRT stations, public transit out front, and a quick commute to downtown. Each building has been strata titled, with 22 separate units. Each 3 storey building consists of 11- 1 bedroom units. The complex has been well maintained over the years with many recent upgrades and renovations. All units have been freshly painted, newer tile flooring in all common areas, newer hardwood flooring in all units, newer toilets, bathtubs and vanities in each bathroom. All kitchens have maple cabinets with a modern espresso stain, stainless steel appliances and dishwashers. Each unit has its own storage room with plumbing hook up's for in suite laundry. Newer mechanical can be found in both buildings (2- boilers and 2-hot water tanks). Newer windows and patio doors, throughout both buildings. There is a 100 % parking for all tenants. Incredible value as a long term investment property, or potential for future re-development as the lot is (145' x 118' = 17,110 sqft) and would make an ideal mixed use site. Rarely does an opportunity come up to purchase two buildings beside each other that have this much to offer.







1744 - 28 Street SW



1740 - 28 Street SW







1740 - 28 ST SW

Rent	Increase	Potential
UNIT 1: \$875 x 12 = \$10,500	\$1,050 x 12 = \$12,600	
UNIT 2: \$900 x 12 = \$10,800	\$1,000 x 12 = \$12,000	
UNIT 3: \$900 x 12 = \$10,800	\$1,050 x 12 = \$12,600	
UNIT 4: \$825 x 12 = \$9,900	\$1,050 x 12 = \$12,600	
UNIT 5: \$925 x 12 = \$11,100	\$1,050 x 12 = \$12,600	
UNIT 6: \$800 x 12 = \$9,600	\$950 x 12 = \$11,400	
UNIT 7: \$900 x 12 = \$10,800	\$1,050 x 12 = \$12,600	
UNIT 8: \$950 x 12 = \$11,400	\$1,050 x 12 = \$12,600	
UNIT 9: \$825 x 12 = \$9,900	\$995 x 12 = \$11,940	
UNIT 10: \$850 x 12 = \$10,200	\$950 x 12 = \$11,400	
UNIT 11: \$800 x 12 = \$9,600	\$950 x 12 = \$11,400	

Total Actual Rent (Annual): \$114,600

Potential Rent: \$122,740

Laundry Revenue (Monthly) For Both Buildings: \$200.00 x 12: \$2,400

Total for all Actual Revenue: \$232,500

1744 - 28 ST SW

Rent	Increase	Potential
UNIT 1: \$950 x 12 = \$11,400	\$1,050 x 12 = \$12,600	
UNIT 2: \$825 x 12 = \$9,900	\$1,050 x 12 = \$12,600	
UNIT 3: \$975 x 12 = \$11,700	\$1,075 x 12 = \$12,900	
UNIT 4: \$925 x 12 = \$11,100	\$1,025 x 12 = \$12,300	
UNIT 5: \$925 x 12 = \$11,100	\$1,050 x 12 = \$12,600	
UNIT 6: \$950 x 12 = \$11,400	\$1,050 x 12 = \$12,600	
UNIT 7: \$900 x 12 = \$10,800	\$1,025 x 12 = \$12,300	
UNIT 8: \$925 x 12 = \$11,100	\$1,025 x 12 = \$12,300	
UNIT 9: \$850 x 12 = \$10,200	\$950 x 12 = \$11,400	
UNIT 10: \$800 x 12 = \$9,600	\$1000 x 12 = \$12,000	
UNIT 11: \$800 x 12 = \$9,600	\$950 x 12 = \$11,400	

Total Actual Rent (Annual): \$117,900

Potential Rent: \$135,000

Potential Increase Revenue: \$267,300

EXPENSES (2020)

Insurance:	\$18,750.00 ÷ 12 = \$1,562.50
Property Tax:	\$20,189.85 ÷ 12 = \$1,682.49
Utilities:	\$24,065.44 ÷ 12 = \$2,005.45
Yard & Snow Maintenance:	\$5,418.00 ÷ 12 = \$451.50
Cleaning and maintenance:	\$16,493.15 ÷ 12 = \$1,374.43
Waste Collection:	\$8,489.40 ÷ 12 = \$707.45

RECENT IMPROVEMENTS 2010

- All new windows & patio doors
- Renovated kitchens with dark stained maple cabinets, tile backsplash & stainless appliances including dishwasher
- All units freshly painted
- New engineered flooring in all units
- Renovated bathrooms with new tubs, toilets, tile, sinks and fixtures
- Common area improvements including painting, tile flooring & exit lighting.
- New Mechanical - boilers & hot water tanks

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Associate

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