



1904 - 12 Avenue SW - \$2,190,000

INCOME:

Actual Rent

Unit 1: \$995.00 x 12 = \$11,940
 Unit 2: \$950.00 x 12 = \$11,400
 Unit 3: \$950.00 x 12 = \$11,400
 Unit 4: \$895.00 x 12 = \$10,740
 Unit 5: \$895.00 x 12 = \$10,740
 Unit 6: \$950.00 x 12 = \$11,400
 Unit 7: \$895.00 x 12 = \$10,740
 Unit 8: \$950.00 x 12 = \$11,400
 Unit 9: \$1000.00 x 12 = \$12,000
 Unit 10: \$1000.00 x 12 = \$12,000
 Unit 11: \$900.00 x 12 = \$10,800

Total Actual Rent (Annual): \$124,640

Laundry Revenue: \$500/month x 12 = \$6,000

Potential Rent

Unit 1: \$1,095.00 x 12 = \$13,140
 Unit 2: \$1,050.00 x 12 = \$12,600
 Unit 3: \$1,050.00 x 12 = \$12,600
 Unit 4: \$995.00 x 12 = \$11,940
 Unit 5: \$995.00 x 12 = \$11,940
 Unit 6: \$1,050.00 x 12 = \$12,600
 Unit 7: \$995.00 x 12 = \$11,940
 Unit 8: \$1,050.00 x 12 = \$12,600
 Unit 9: \$1,100.00 x 12 = \$13,200
 Unit 10: \$1,100.00 x 12 = \$13,200
 Unit 11: \$1,000.00 x 12 = \$12,000

Total Potential Rent (Annual): \$137,730

EXPENSES:

Insurance for 2016:	\$3,400 / 12 =	\$283.33
Property Tax for 2016:	\$10,700 / 12 =	\$891.67
Utilities:	\$10,800 / 12 =	\$900.00
Fire Inspection	\$350 / 12 =	\$29.17
Landscaping	\$1600 / 12 =	\$133.33
Exterior cleaning	\$1200 / 12 =	\$100.00
Total	\$ 28,050.00/year	\$2337.50/month

IMPROVEMENTS & FEATURES:

- 10 of 11 units have been renovated
- New bathroom vanities & toilets
- All units freshly painted
- New exhaust fans in all units
- Some new kitchen cabinets
- New boiler
- Parking at rear for 5 vehicles
- No restrictions on street parking

Welcome Home to

1904 - 12 Avenue SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
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Top 1% Nationally

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Fantastic opportunity to own an investment property. Well maintained building with 11 - 1 bedroom units. All have been recently renovated and updated including new bathroom vanities & toilets, all units freshly painted, some with new kitchen cabinets, and new exhaust fans in all units. Ideal location within walking distance to new Sunalta LRT station, downtown, shopping and more. Sunalta is currently undergoing revitalization! Currently 100% leased, with annual income of \$124,560. Many updates over the years including roof replacement 2004, refinished bathtubs, new tile flooring in kitchen and bathrooms, and a new boiler.

