



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

## **INCOME:**

**Actual Rent** 

Unit 1: \$995.00 x 12 = \$11,940 Unit 2:  $$950.00 \times 12 = $11,400$ Unit 3:  $$950.00 \times 12 = $11,400$ Unit 4: \$895.00 x 12 = \$10,740 Unit 5: \$895.00 x 12 = \$10,740 Unit 6:  $$950.00 \times 12 = $11,400$ Unit 7: \$895.00 x 12 = \$10,740 Unit 8: \$950.00 x 12 = \$11,400 Unit 9:  $$1000.00 \times 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:  $500/month \times 12 = 6,000$ 

### EXPENSE

Total	\$ 28,050.00/year
Exterior cleaning	\$1200 / 12 =
Landscaping	\$1600 / 12 =
Fire Inspection	\$350 / 12 =
Utilities:	\$10,800 / 12 =
Property Tax for 2016:	\$10,700 / 12 =
Insurance for 2016:	\$3,400 / 12 =

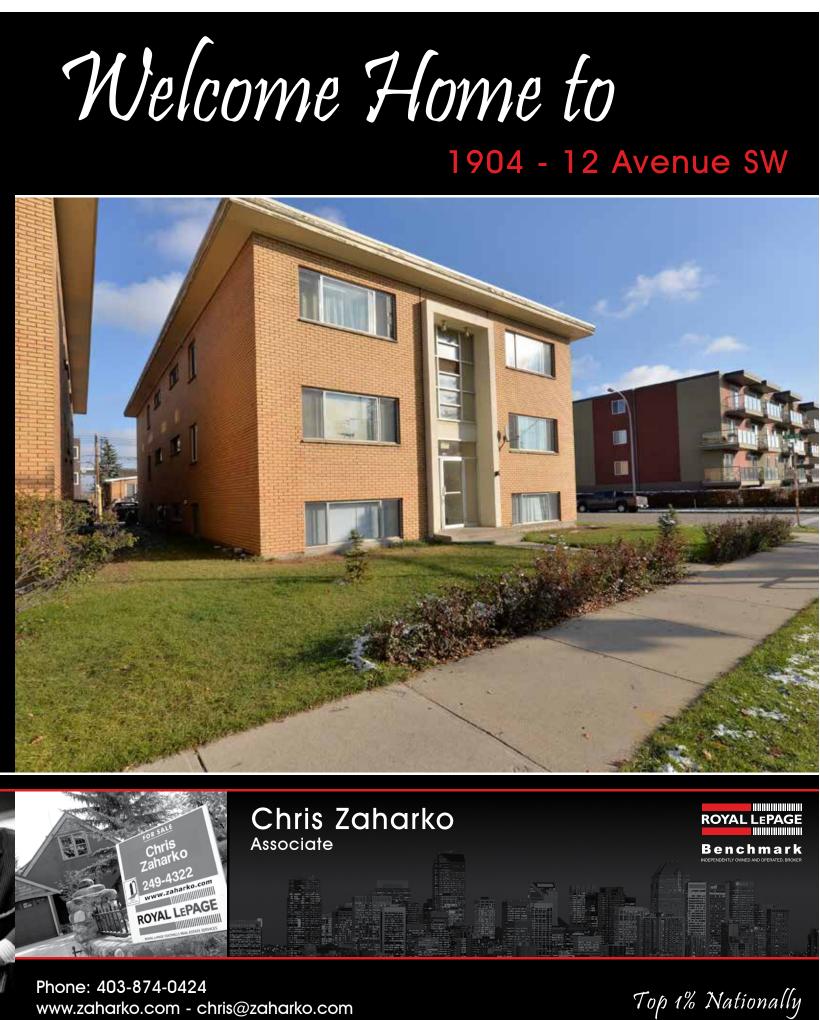
## **IMPROVEMENTS & FEATURES:**

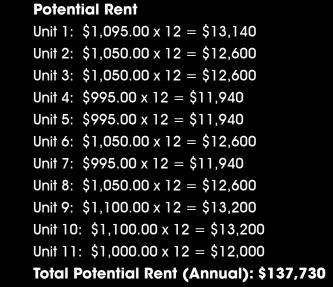
- 10 of 11 units have been renovated
- New bathroom vanities & toilets
- All units freshly painted
- New exhaust fans in all units



## Chris Zaharko Associate

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\$283.33	
\$891.67	
\$900.00	
\$29.17	
\$133.33	
\$100.00	
\$2337.50/month	

- Some new kitchen cabinets
- New boiler
- Parking at rear for 5 vehicles
- No restrictions on street parking





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.





















