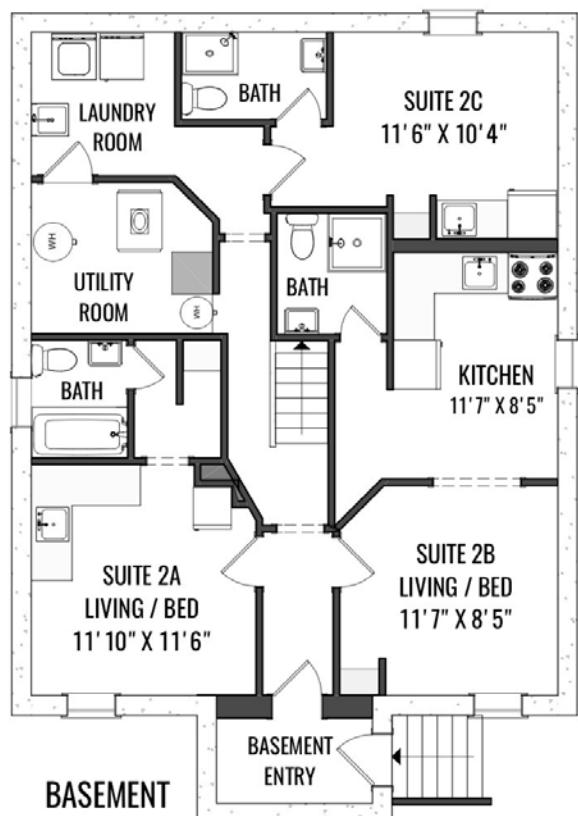


UPPER LEVEL



# Welcome Home to

716 BURNS AVE SW



MLS: A1124172  
 Year Built: 1953  
 Total SqFt: 3,055 w/ Basement  
 Units: 7  
 Parking: Driveway & Street  
 Type: Multi-Family  
 Community: Ramsay  
 Taxes: 4192.00/2021  
 Gross Revenue: \$5400/mo  
 Net Return: \$3400/mo

## Chris Zaharko

Phone: 403-874-0424  
 www.zaharko.com - chris@zaharko.com



Chris Zaharko  
 Associate



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Top 1% Nationally



Chris Zaharko  
 Associate



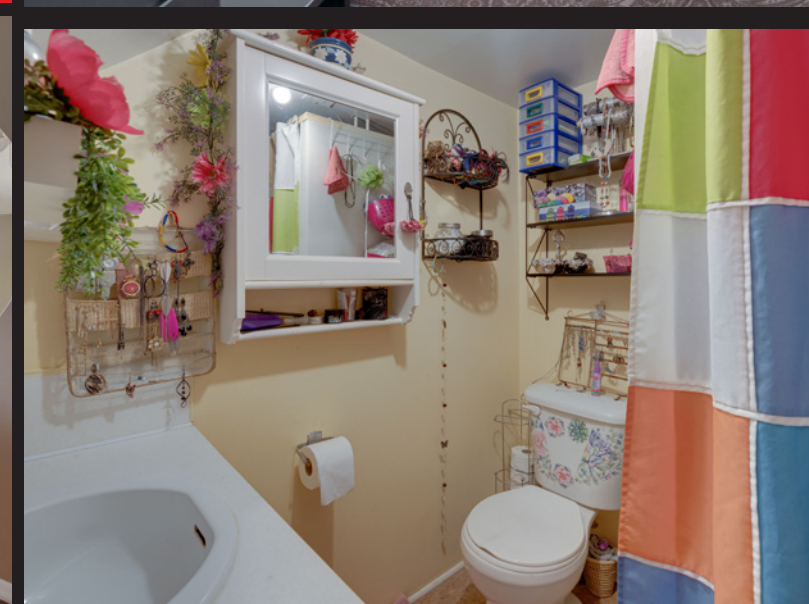
Phone: 403-874-0424  
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Top 1% Nationally





Awesome Investment Opportunity! This 50' x 120' corner lot is ideal for re-development with great views to the East over Ogden industrial and to the West over Downtown. The current use is a revenue property with 7 self contained suites. Walking distance to the Saddledome/Stampede Grounds. Easy access to downtown, Inglewood and Blackfoot Tr. Property generates \$5400/mo, expenses approx \$2000/mo with a net return of approx \$3400.





# Welcome Home to

**716 BURNS AVE SW**

Address	Apartment	Aug-21
<b>716 Burns Ave. S.E.</b>	Unit	
716 Burns Ave. S.E., #5	Top, #5	\$775.00
716 Burns Ave. S.E., #3	Main #3	\$860.00
716 Burns Ave. S.E., 2C	Basement #2C	\$675.00
716 Burns Ave. S.E. 2B	Basement #2B	\$775.00
716 Burns Ave. S.E. 2A	Basement #2A	\$700.00
716 Burns Ave. S.E. #1	Main #1	\$1,000.00
716 Burns Ave. S.E. #4	Top #4	\$895.00
		<b>\$5,680.00</b>

Budget estimates			
Jan - Dec 21			
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Rental Income	68,160.00	5,680.00	
<b>Total Income</b>	<b>68,160.00</b>		
<b>Expense</b>			
Advertising and Promotion	0.00		
Insurance Expense	3,804.00		
Licence Fees	250.00		
<b>Repairs and Maintenance</b>			
Interior Cleaning	1,200.00		
Lawn	825.00		
Snow	1,778.00		
Misc other repairs	4,500.00		
Taxes - Property	4,035.71		
Utilities	10,758.90		
<b>Total Expense</b>	<b>27,151.61</b>	<b>2,262.63</b>	

## 2021 BUDGET:

### NOTES:

- RENT INCLUDES ALL UTILITIES AND WIFI.
- SNOW REMOVAL: MEN IN KILTS WHICH INCLUDES ALL SIDEWALKS AND STAIRS ON THE PROPERTY AND THE CITY SIDEWALKS - \$254/MONTH, OCT – APRIL.



**Chris Zaharko**  
Associate



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*Top 1% Nationally*

# 716 BURNS AVE SW

Address	Apartment	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total 2021
<b>716 Burns Ave. S.E. #5.</b>														
716 Burns Ave. S.E., #5	Top. #5	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$9,300.00
716 Burns Ave. S.E., #3	Main #3	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$885.00	\$885.00	\$885.00	\$10,620.00
716 Burns Ave. S.E., 2C	Basement #2C	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$8,100.00
716 Burns Ave. S.E. 2B	Basement #2B	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$775.00	\$775.00	\$775.00	\$775.00	\$775.00	\$9,300.00
716 Burns Ave. S.E. 2A	Basement #2A	\$675.00	\$675.00	\$675.00	\$675.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00
716 Burns Ave. S.E. #1	Main #1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
716 Burns Ave. S.E. #4	Top #4	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$950.00	\$950.00	\$950.00	\$11,400.00
		<b>\$5,630.00</b>	<b>\$5,630.00</b>	<b>\$5,630.00</b>	<b>\$5,630.00</b>	<b>\$5,655.00</b>	<b>\$5,655.00</b>	<b>\$5,655.00</b>	<b>\$5,680.00</b>	<b>\$5,680.00</b>	<b>\$5,760.00</b>	<b>\$5,760.00</b>	<b>\$5,760.00</b>	<b>\$69,120.00</b>