

# Prime Investment Potential!

1819 27 AVE SW – THE VANTAA

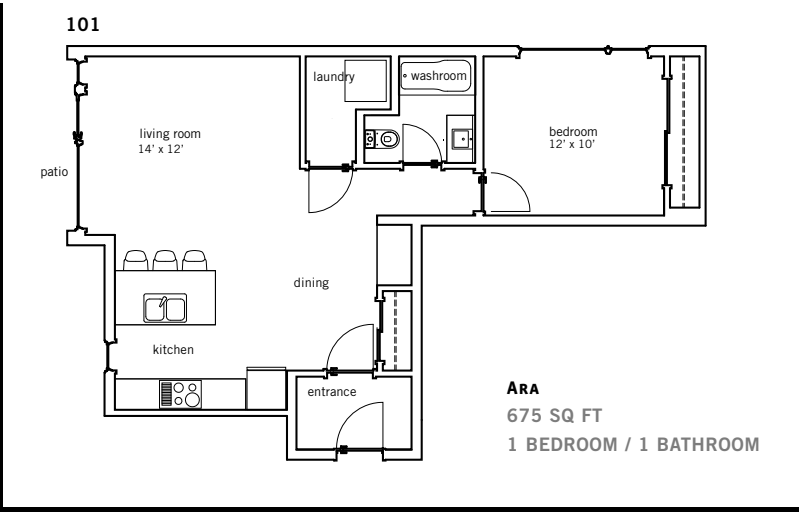


**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

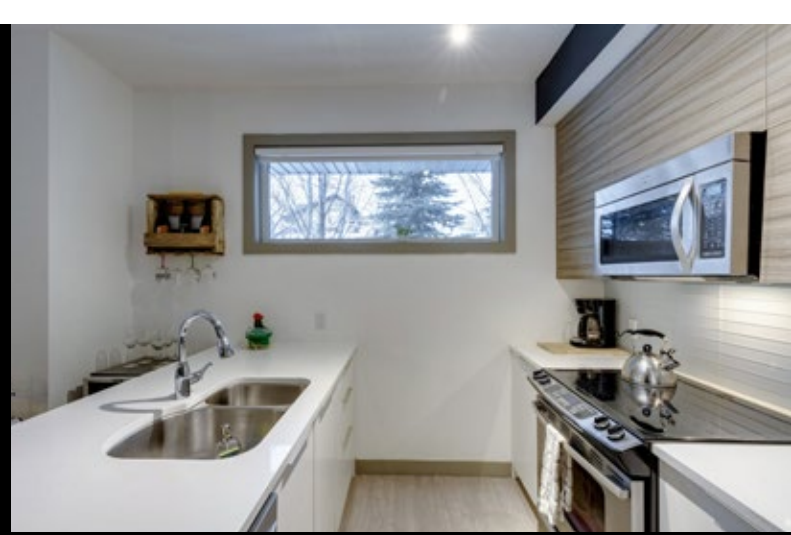
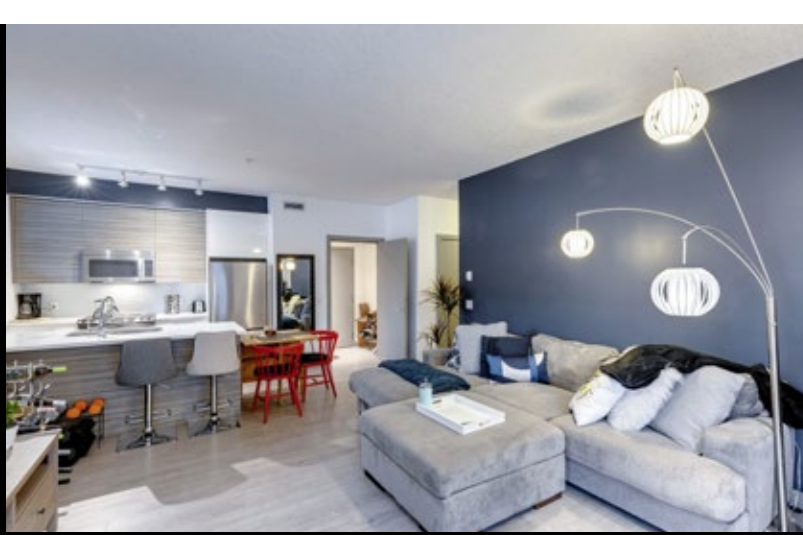
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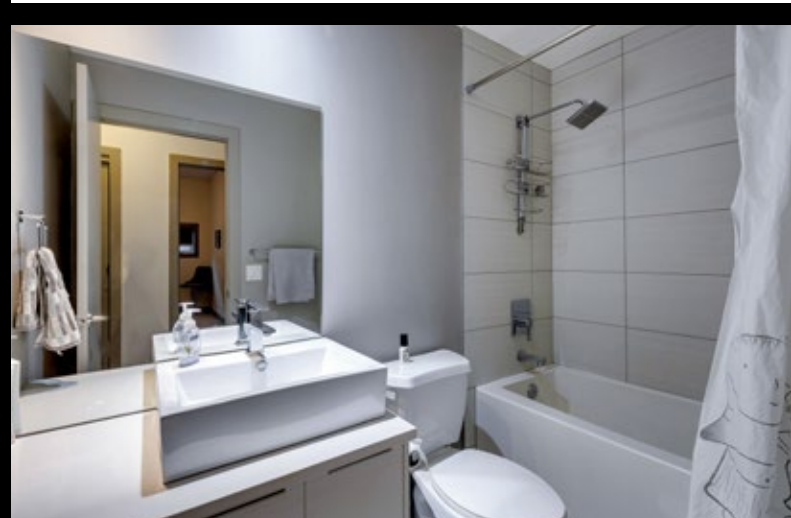
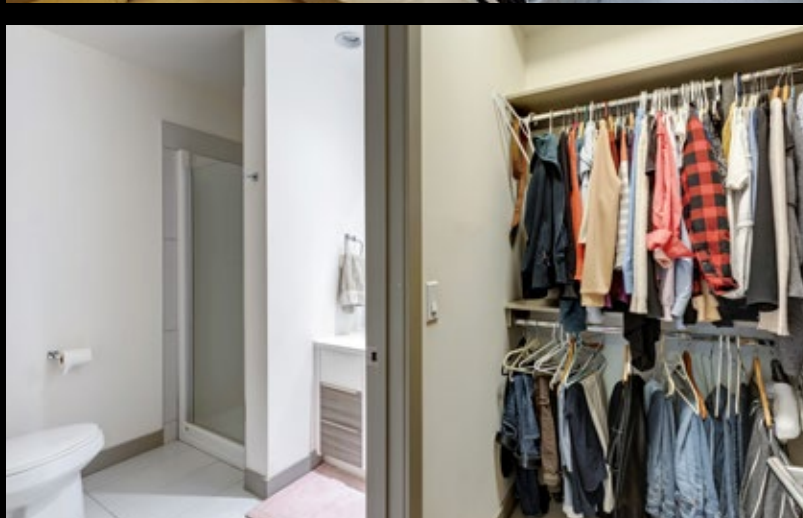
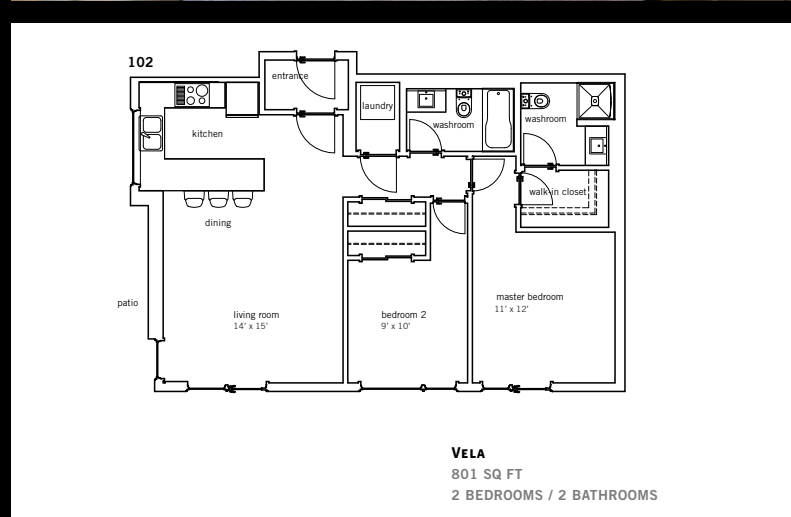


Unit 101





Unit 102

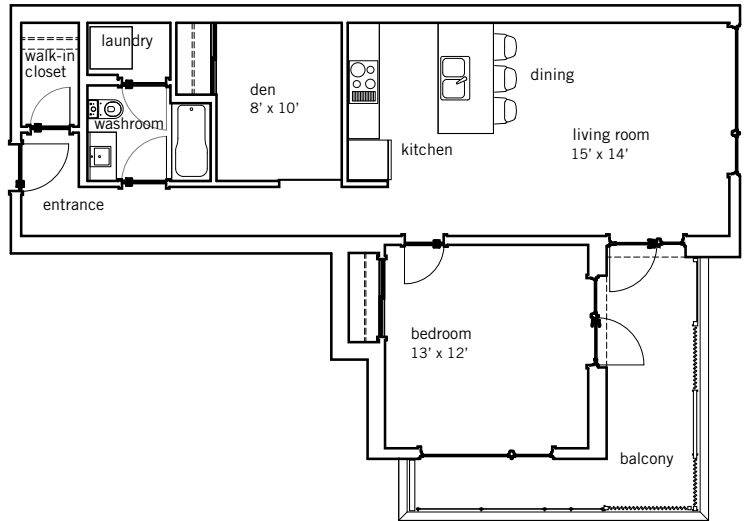




**Unit 203 & 303**

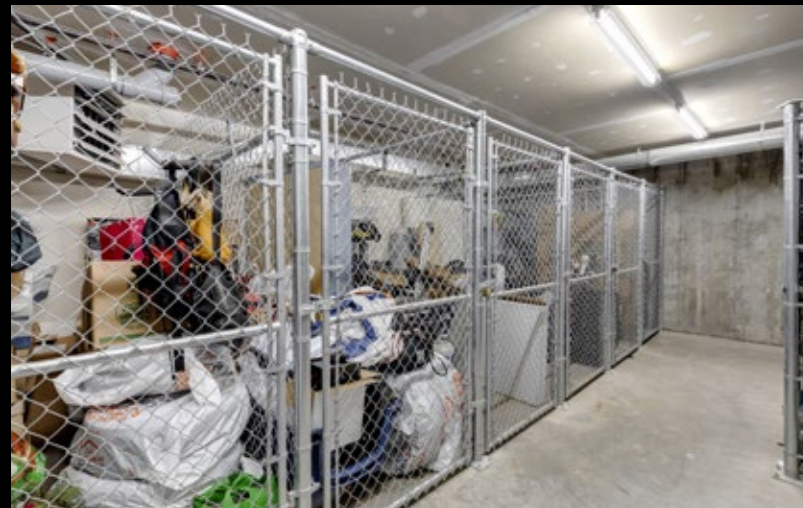
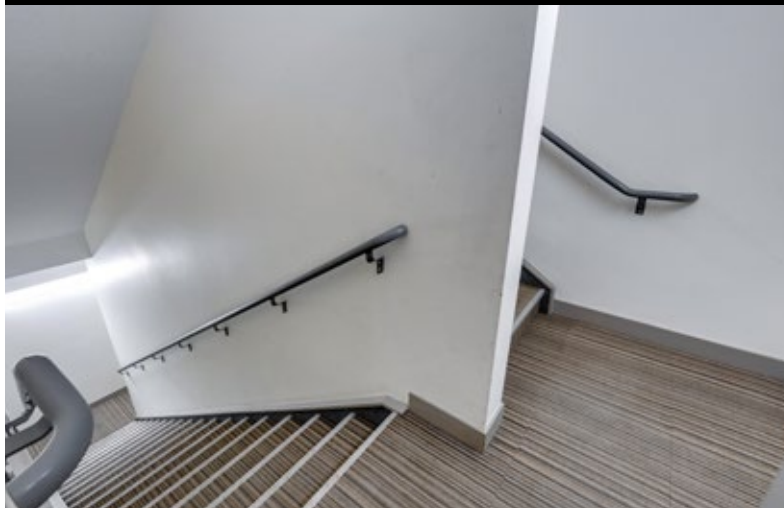


**203 & 303**



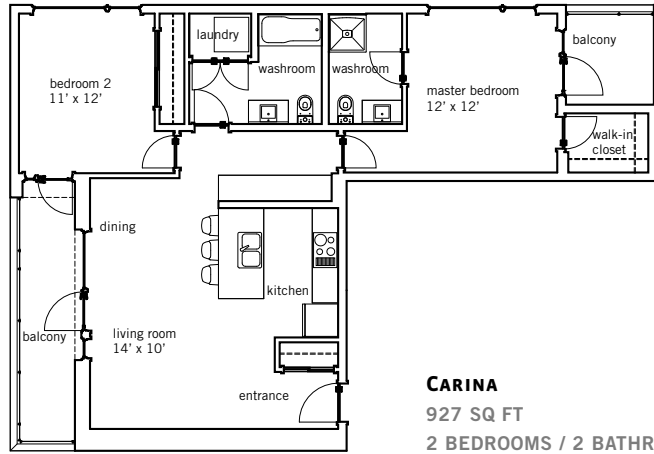
**AURIGA**  
 776 SQ FT  
 1 BEDROOM / 1 BATHROOM  
 1 DEN





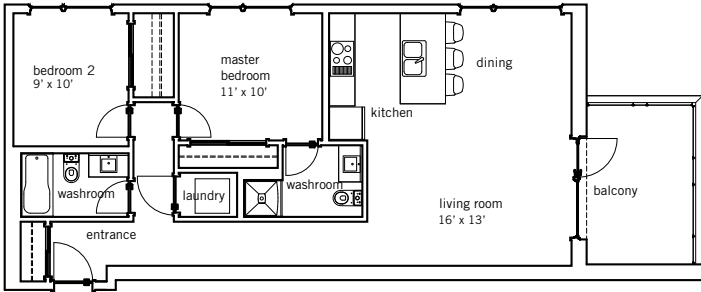


201 & 301



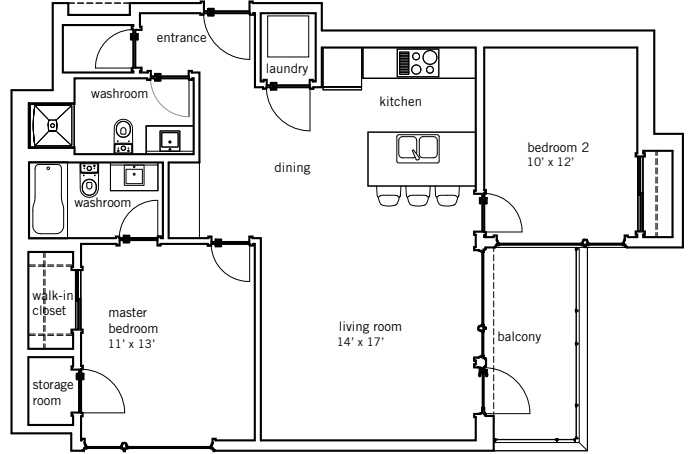
**CARINA**  
 927 SQ FT  
 2 BEDROOMS / 2 BATHROOMS

202 & 302



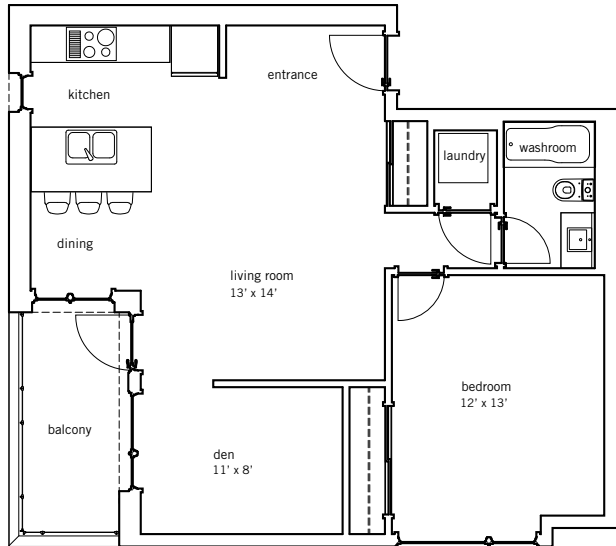
**LYRA**  
 776 SQ FT  
 2 BEDROOMS / 2 BATHROOMS

204 & 304



**CORVUS**  
 884 SQ FT  
 2 BEDROOMS / 2 BATHROOMS

205 & 305

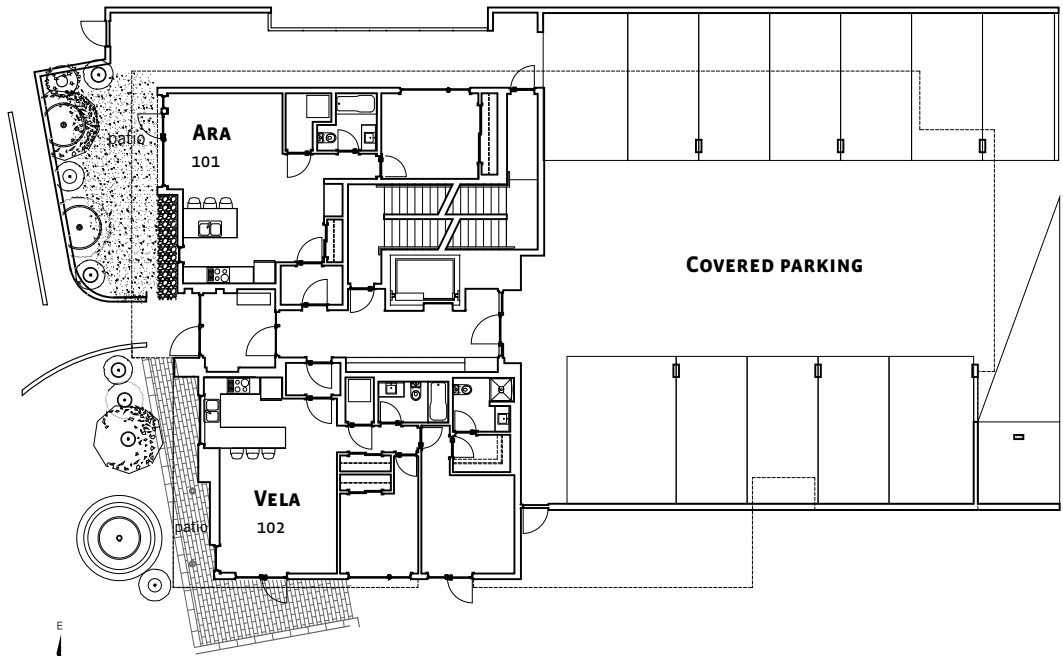


**ANTLIA**  
 732 SQ FT  
 1 BEDROOM / 1 BATHROOM  
 1 DEN

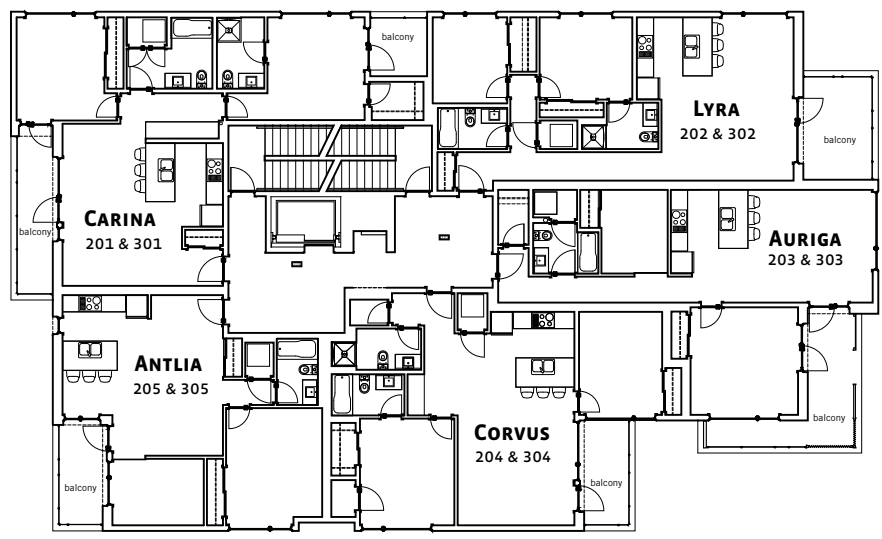




**MAIN FLOOR**



**SECOND & THIRD FLOOR**



**1819 27 Ave SW - Potential Revenue**

Unit	Beds				Potential Revenue		
101	1	\$0.00	x 12	=	\$0.00	\$1,350.00	x 12 = \$16,200.00
102	2	\$0.00	x 12	=	\$0.00	\$1,800.00	x 12 = \$21,600.00
201	2	\$1,775.00	x 12	=	\$21,300.00	\$1,800.00	x 12 = \$21,600.00
202	2	\$1,500.00	x 12	=	\$18,000.00	\$1,800.00	x 12 = \$21,600.00
203	1+1	\$1,450.00	x 12	=	\$17,400.00	\$1,500.00	x 12 = \$18,000.00
204	2	\$0.00	x 12	=	\$0.00	\$1,800.00	x 12 = \$21,600.00
205	1+1	\$1,400.00	x 12	=	\$16,800.00	\$1,500.00	x 12 = \$18,000.00
301	2	\$0.00	x 12	=	\$0.00	\$1,800.00	x 12 = \$21,600.00
302	2	\$2,100.00	x 12	=	\$25,200.00	\$1,800.00	x 12 = \$21,600.00
303	1+1	\$0.00	x 12	=	\$0.00	\$1,500.00	x 13 = \$18,000.00
304	2	\$1,800.00	x 12	=	\$21,600.00	\$1,800.00	x 14 = \$21,600.00
305	1+1	\$1,475.00	x 12	=	\$17,700.00	\$1,500.00	x 12 = \$18,000.00
<b>Actual Monthly Total*:</b>					<b>\$11,500.00</b>	<b>Potential Monthly Total:</b>	<b>\$19,950.00</b>
<b>Annual Total:</b>					<b>\$138,000.00</b>	<b>Potential Yearly Total**:</b>	<b>\$239,400.00</b>

\* Units Noted at \$0.00 Are Currently Owner Occupied

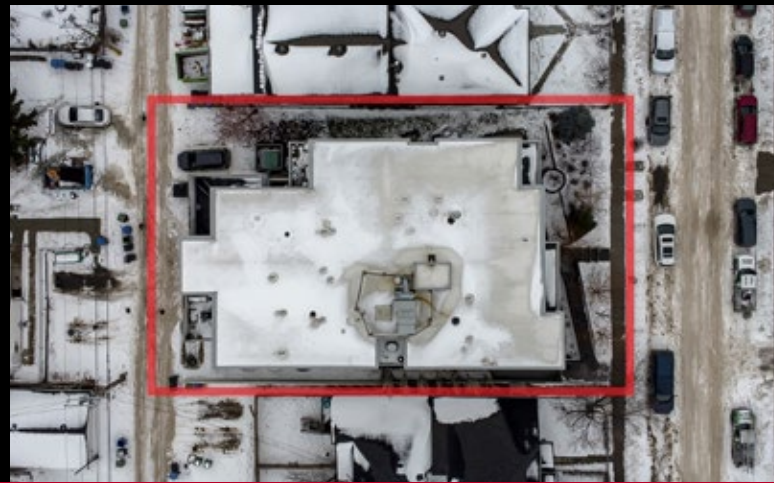
	Approximate Expenses		Annual
Insurance	\$7,667.08 ÷ 12 =	\$638.92	<b>Total Actual Revenue: \$138,000.00</b>
Property Taxes	\$23,462.00 ÷ 12 =	\$1,955.17	<b>Potential Total Revenue: \$239,400.00</b>
Utilities	\$22,554.69 ÷ 12 =	\$1,879.56	**Based on 100% Occupancy
Cleaning	\$3,339.00 ÷ 12 =	\$278.25	
Lawn/Snow	\$2,400.00 ÷ 12 =	\$200.00	

## 1819 27 AVE SW - THE VANTAA

Builder/Developer Alert! An incredible opportunity to own 12 units in the inner city. The building has structural issues over the cantilever at the rear parking and once repaired, this would make an amazing holding property. Built in 2014, it is comprised of 7-2 Bedroom, 4-1 Bedroom + Den, & 1-1 Bedroom units. All have in-suite laundry, balcony, or patio, and include a titled storage unit, and titled covered parking space. Conveniently outfitted with an elevator allowing for increased accessibility. Located between Marda Loop and 17th Ave SW and minutes to MRU and the downtown core – the perfect location for a revenue property. The building has been well maintained. Close to transit and all amenities.

MLS: A1173117  
 Year Built: 2014  
 Subdivision: South Calgary  
 Building Type: Low Rise  
 Zoning: MC-1  
 Taxes: \$23,462/2021

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