

## 7714 and 7716 Bowness Rd NW

# Welcome Home to

## 7714 and 7716 Bowness Rd NW

### INCOME:

#### Actual Rent

Unit 1 - 7714: \$1400 x 12 = \$16,800  
 Unit 2 - 7714: \$1500 x 12 = \$18,000  
 Unit 3 - 7714: \$1600 x 12 = \$19,200  
 Unit 4 - 7714: \$1400 x 12 = \$16,800  
 Unit 1 - 7716: \$1300 x 12 = \$15,600  
 Unit 2 - 7716: \$1400 x 12 = \$16,800  
 Unit 3 - 7716: \$1500 x 12 = \$18,000  
 Unit 4 - 7716: \$1300 x 12 = \$15,600

#### Potential Rent

Unit 1 - 7714: \$1500 x 12 = \$18,000  
 Unit 2 - 7714: \$1600 x 12 = \$19,200  
 Unit 3 - 7714: \$1800 x 12 = \$21,600  
 Unit 4 - 7714: \$1500 x 12 = \$18,000  
 Unit 1 - 7716: \$1500 x 12 = \$18,000  
 Unit 2 - 7716: \$1600 x 12 = \$19,200  
 Unit 3 - 7716: \$1800 x 12 = \$21,600  
 Unit 4 - 7716: \$1500 x 12 = \$18,000

**Total Actual Rent (Annual): \$136,800**

**Total Potential Rent (Annual): \$153,600**

### EXPENSES:

Property Taxes: \$11,579 ÷ 12 = \$964.92  
 Insurance: \$5,852 ÷ 12 = \$487.67  
 Utilities: \$8,755 ÷ 12 = \$729.58  
 Garbage Removal and Cleaning: \$1,068 ÷ 12 = \$89  
 Repairs/Maint.: \$1,396 ÷ 12 = \$116.33  
 Caretaker (on site service): \$4,800 ÷ 12 = \$400  
**Total Expenses: \$33,450 ÷ 12 = \$2787.50**

Unit 1 & 4: 2 level, 2 bedrooms, 1.5 bathrooms, 900SF, each with 1 heated parking  
 Unit 2 & 3: 3 level, 2 bedrooms plus 1 family room, 2.5 bathrooms, 1 balcony, 1300SF, each with 1 heated parking  
 Unit 5 & 6: 1 level, 2 bedrooms plus 1 den, 2 bathrooms, 850SF, each with 1 heated parking  
 Unit 7 & 8: 2 level, 3 bedrooms, 2 balconies, 3 bathrooms, 1350SF, each with 2 heated parking

Basement (parking + electrical room + mechanical room + storage): Solid concrete construction includes concrete slabs, walls, beams and elevated concrete slabs which support the 8 units. The driveway is heated, which removes snow and ice buildup during the harsh winters.

The entire building is boiler heated. There is a heated fresh air system for all units.



**Chris Zaharko**  
Associate

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



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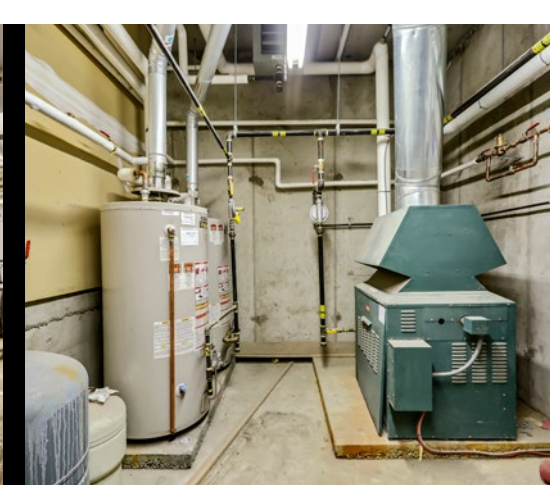
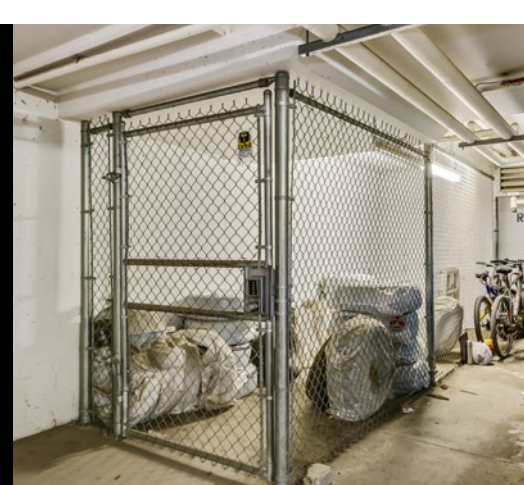
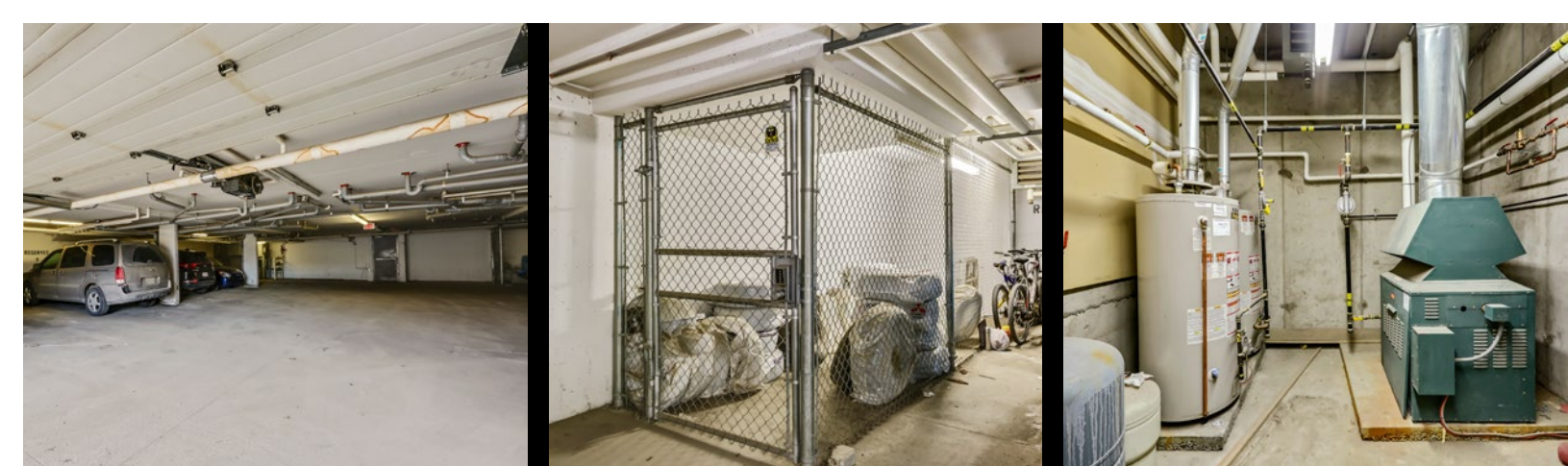
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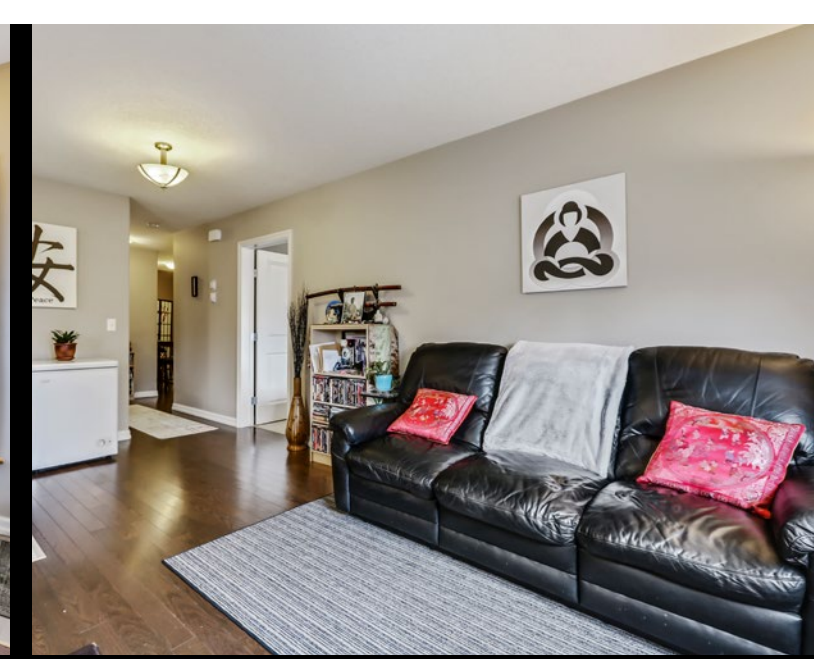
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A great opportunity as an investment property or sell as condos in trendy Bowness. Constructed in 2009, this 8 unit townhouse complex has been strata titled. Newer construction, with modern finishings - granite counters, stainless steel appliances, hardwood floors and espresso stained cabinets. 8 units throughout ( 6 -2 bdrm, which range from 850, 900, & 1,300 sqft sizes). (2 - 3 bdrm units which, are 1,350 sqft). There are 10 UNDERGROUND parking stalls, with a heated driveway. Hot water heating throughout the building , with all mechanical in the lower parkade . Stucco exterior is low maintenance and has excellent curb appeal. Ideally located within walking distance to all amenities, trendy shops and Bowness Park, a quick commute to work and easy access out of town to Banff! Current rental income of \$131,670 for 2016 (with potential rents of \$153,600)

