



4019 - 26 Avenue SW - \$1,290,000

INCOME:

Actual Rent

Unit 1: \$900.00 x 12 = \$10,800

Unit 2: \$925.00 x 12 = \$11,100

Unit 3: \$1,075.00 x 12 = \$12,900

Unit 4: \$1,150.00 x 12 = \$13,800

Unit 5: \$1,145.00 x 12 = \$13,740

Unit 6: \$1,099.00 x 12 = \$13,188

Total Actual Rent (Annual): \$75,528

Laundry Revenue: \$150/month x 12 = \$1,800

Potential Rent

Unit 1: \$1,000 x 12 = \$12,000

Unit 2: \$1,000 x 12 = \$12,000

Unit 3: \$1,200 x 12 = \$14,400

Unit 4: \$1,200 x 12 = \$14,400

Unit 5: \$1,200 x 12 = \$14,400

Unit 6: \$1,200 x 12 = \$14,400

Total Potential Rent (Annual): \$81,600

EXPENSES:

Insurance for 2016: \$2,984.00 ÷ 12 = \$248.67

Property Tax for 2016: \$7,535.00 ÷ 12 = \$627.92

Utilities: \$7,200.00 ÷ 12 = \$600.00

Fire Inspection \$350.00 ÷ 12 = \$29.17

Landscaping \$800.00 ÷ 12 = \$66.67

Exterior cleaning \$1200.00 ÷ 12 = \$100.00

Total \$ 20,069.00/year \$1,672.42/month

IMPROVEMENTS:

- Four patio doors replaced in 2004
- New roof March 2006
- Two – 100 gallon Bradford hot water tanks installed in 2007
- All windows replaced in 2008
- New roof and major repairs to 6 stall garage in 2008
- Four balconies rebuilt/replaced in 2011/2012

Welcome Home to

4019 - 26 Ave SW



Chris Zaharko
Associate

ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER



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This well-kept 6 plex is ideally located in Glenbrook within walking distance to Mount Royal University, shopping, and transit, and a quick commute downtown. This building has 4-2 bedroom units and 2- 1 bedroom units plus a 6 stall detached garage. The complex has been well maintained with many upgrades and renovations in recent years; all units freshly painted, new flooring including hardwood and tile throughout, new toilets & vanities in the bathroom, new bathroom tiles, 100 gal hot water tanks installed in 2007, roof replacement in 2006, new patio doors in 2004, all new windows in 2008 & new balconies. Four units have their own balcony. All units have 2 entrances/ exits. The two bedroom units have a large eating area in the kitchen with separate dining/living room and boast a large in-suite storage room as well as a large closet in the master bedroom. There are 2 units per floor. Property generates \$75,480 income yearly in rent.

