

Welcome Home to

2211 16A Street SW



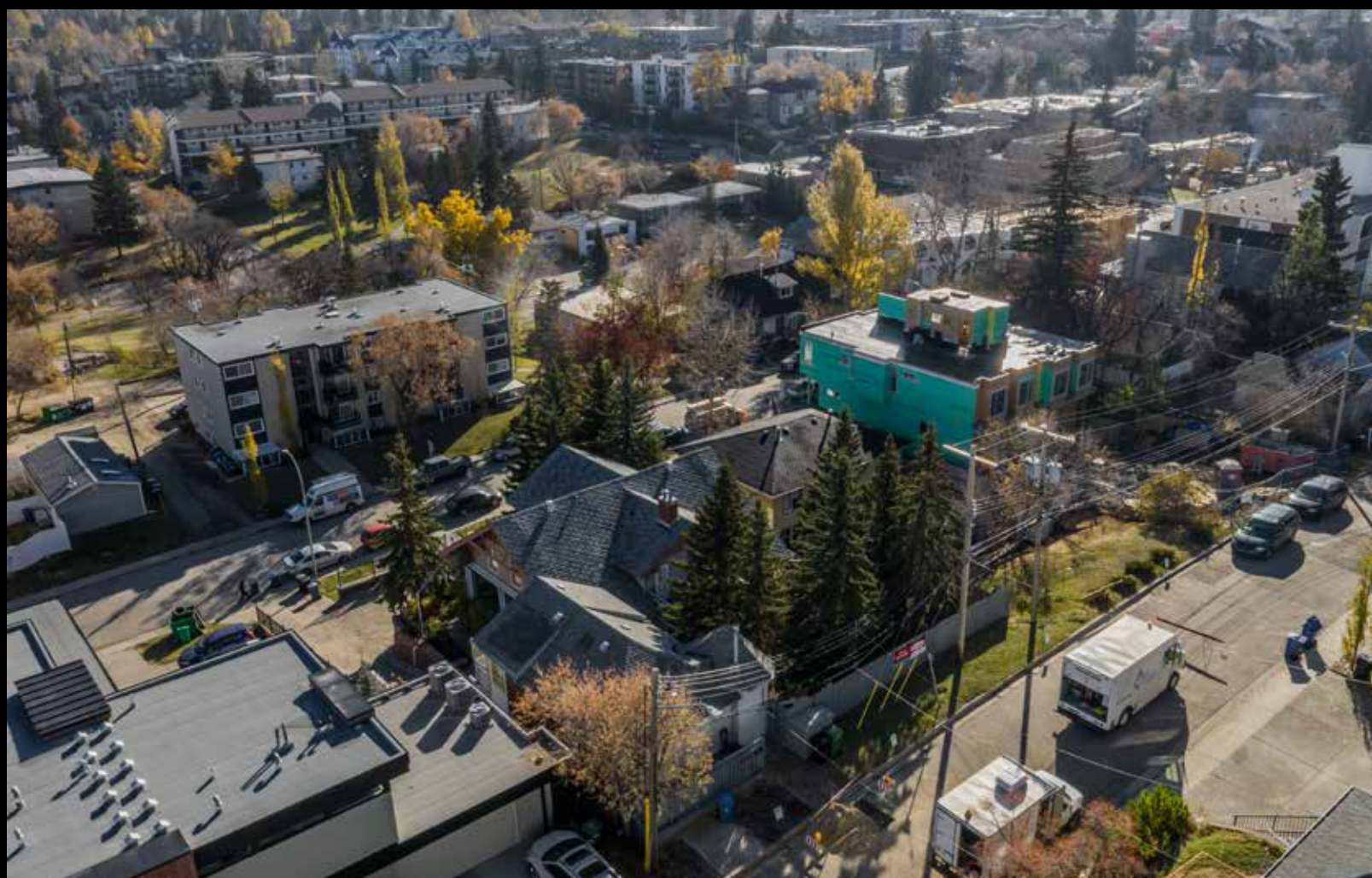












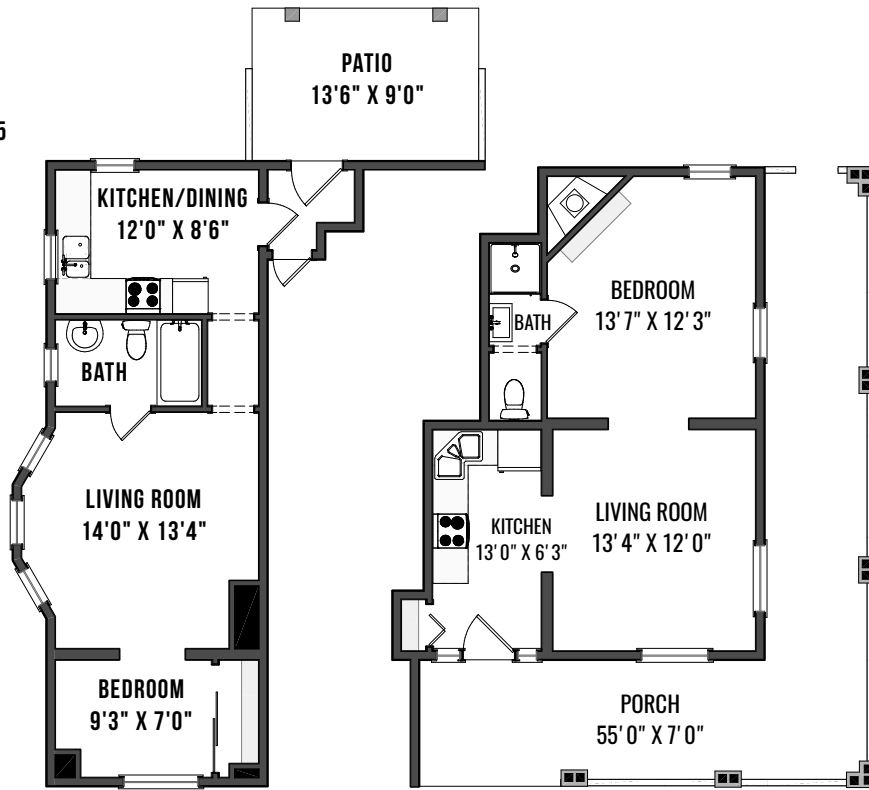


MAIN HOUSE

MAIN FLOOR

M5

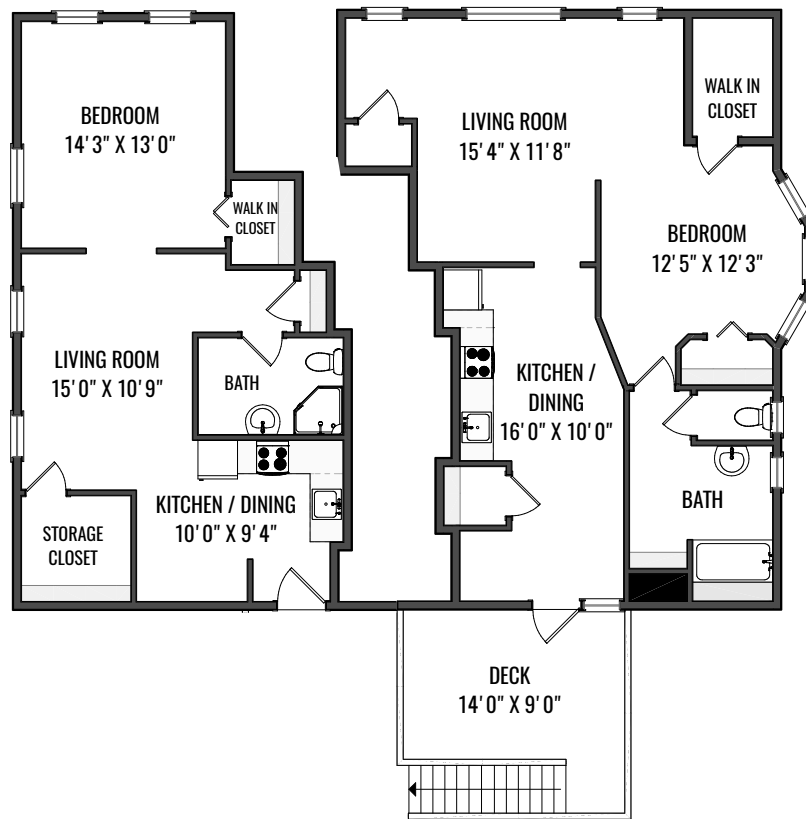
M1



SECOND FLOOR

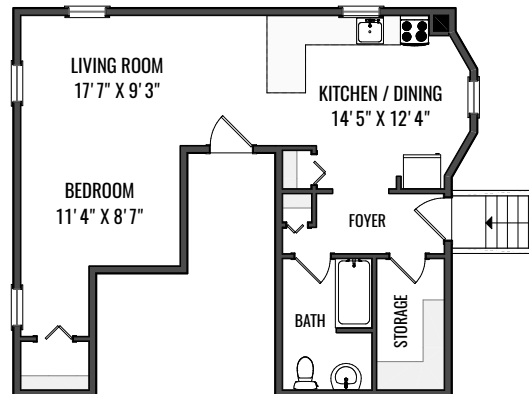
M4

M3



BASEMENT

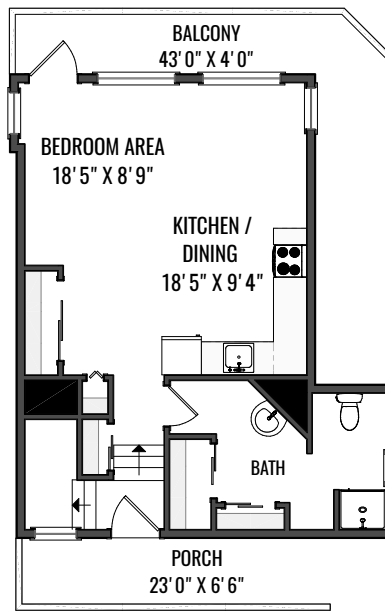
M2



CARRIAGE HOUSE

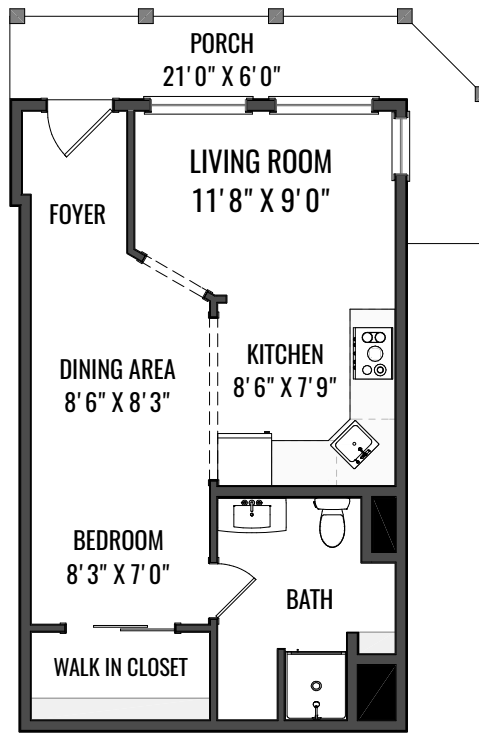
3RD FLOOR

C3



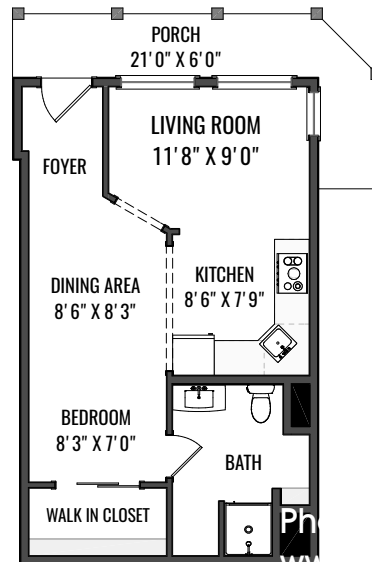
2ND FLOOR

C2



MAIN FLOOR

C1



2211 16A St SW Landscaping Updates

RETAINING WALLS

- Installed new REDI-Rock LedgeStone walls
- Installed fence (metal posts & plexi glass) behind wall as specified

PAVING STONES

- Installed new pavers
- In front of lower wall, on parking area, and up driveway
- Along old paths adjacent to the house

LIGHTING

- Installed lighting on fence overlooking parking and along upper paths
- Installed "rope" lighting on wooden stairs in the back.

FRONT STAIRS

- Replaced stairs with Redi-Rock

TOP BRICK PORCH

- Re-pointed and stabilized entrance to main floor.

2211 16A St SW Improvements

2017 CONVERTED M5 & C1 TO AIRBNB

- Furnished
- Painted throughout

CONVERTED C1 TO AIRBNB

- New flooring throughout

COACH HOUSE

- New eavestroughs
- Painted C3

CONVERTED M3 TO AIRBNB

- Furnished
- Painted throughout
- New Kitchen
 - Cupboards (Ikea)
 - Range fan
 - Stove
 - Tiles
 - Counters

2016 CONVERTED C2 TO AIRBNB

- Furnished
- Painted throughout
- New Kitchen
 - Cupboards (Ikea)
 - Range fan
 - Stove
 - Tiles
 - Counters
- New flooring throughout

2015

- Replaced window in M5

2011

- Landscaping Updates

2010

- New sewer and water line installed from 16A ST



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Air B&B Revenue 2018 (January to October)

Unit	Days Rented	Per Day	Per Month	2018 Sub Total	Host Fee	Cleaning Fee	Gross Earnings	Potential Earnings
M5	285	\$40.86	\$1,266.66	\$11,645.1	-\$355.21	\$1,625.00	\$12,914.89	\$14,466.48
M3	285	\$49.81	\$1,544.11	\$14,195.85	-\$439.05	\$2,588.52	\$16,345.32	\$17,635.23
C1	134	\$55.41	\$1,717.71	\$7,424.94	-\$229.64	\$1,320.00	\$8,515.30	\$19,617.91
C2	285	\$50.39	\$1,562.09	\$14,361.15	-\$440.07	\$3,465.84	\$17,386.92	\$17,840.58
Total Gross Airbnb Revenue			\$6,090.57	\$47,627.04			\$55,162.43	\$69,560.20

*Airbnb Host Fee is 3%

** Profit from difference between flat cleaning charges to clients and payment to vendor

*** Does not include potential revenue from cleaning overage

Long-term Rental Revenue

Unit	Per Month	Per Year	Potential Earnings
M1	\$1,150.00	\$13,800.00	
M2	\$975.00	\$11,700.00	
M3	\$1,150.00		\$13,800.00
M4	\$1,125.00	\$13,500.00	
M5	\$1,150.00		\$13,800.00
C1	\$1,150.00		\$13,800.00
C2	\$1,150.00		\$13,800.00
C3	\$1,150.00	\$13,800.00	
Total Actual Rent (Annual)		\$52,800.00	
Total Potential Long Term Rent*			\$55,200.00
Total Potential Earnings			\$108,000.00

*amending the status of the airbnb units to long term rental

Expenses	Per Year	Per Month
Insurance	\$5,723.00	\$476.92
Taxes	\$9,426.17	\$785.51
Utilities	\$14,528.67	\$1,210.72
Landscaping & Snow Removal	\$1,848.00	\$154.00
Total Expenses	\$31,525.84	\$2,627.15

2211 16A Street SW

Amazing opportunity! One of the original homesteads in Bankview, The Manor & Coachhouse is offered for sale. This property generates over \$100K/ year and contains the original house with 5 self-contained suites and the guest house with 3 self-contained suites. Currently, 4 units are rented as long-term tenants and 4 units are rented as air B&B units. Fantastic location, 7 of the units enjoying unobstructed city views, and even the basement suite has 3 large windows and feels very open. Walking distance to all amenities including parks, shopping, restaurants and 17th Ave/ downtown. Some recent updates over the years include newer boilers in both properties, painting & new flooring throughout, new kitchen cabinets, appliances, and some newer windows throughout. Also, new sewer & water lines installed from 16A St in 2010. This is an ideal holding property, or a great future redevelopment site (75' X 133' MCG lot, ideal for a large condo development site.) Own a piece of history!



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