

1626 - 12th Avenue S.W.

\$ 1,925,000.00 (\$175/ Door)

	Actual	Potential
Suite #1	\$795 x 12 = \$9,540	\$1000 x 12 = \$12,000
Suite #2	\$1000 x 12 = \$12,000	\$1000 x 12 = \$12,000
Suite #3	\$800 x 12 = \$9,600	\$1000 x 12 = \$12,000
Suite #4	\$770 x 12 = \$9,240	\$1000 x 12 = \$12,000
Suite #5	\$800 x 12 = \$9,600	\$1000 x 12 = \$12,000
Suite #6	\$1200 x 12 = \$14,400	\$1300 x 12 = \$15,600
Suite #7	\$790 x 12 = \$9,480	\$975 x 12 = \$11,700
Suite #8	\$1200 x 12 = \$14,400	\$1300 x 12 = \$15,600
Suite #9	\$795 x 12 = \$9,540	\$975 x 12 = \$11,700
Suite #10	\$825 x 12 = \$9,900	\$975 x 12 = \$11,700
Suite #11	\$1,200 x 12 = <u>\$14,400</u>	\$1300 x 12 = <u>\$15,600</u>
Total	-\$122,100	\$141,000

Laundry Revenue: \$200/Month x 12 = \$2,400/Year

EXPENSES

Enmax: \$266/Month x 12 = \$3,192/Year

Direct Energy: \$387/Month x 12 = \$4,644/Year

Taxes: \$425/Month x 12 = \$5,100/Year

Actual Revenue: \$122,100 - \$12,936 = \$109,164

Potential Revenue: \$141,000 - \$12,936 = \$128,064

Chris
Zaharko *the name synonymous with real estate!*

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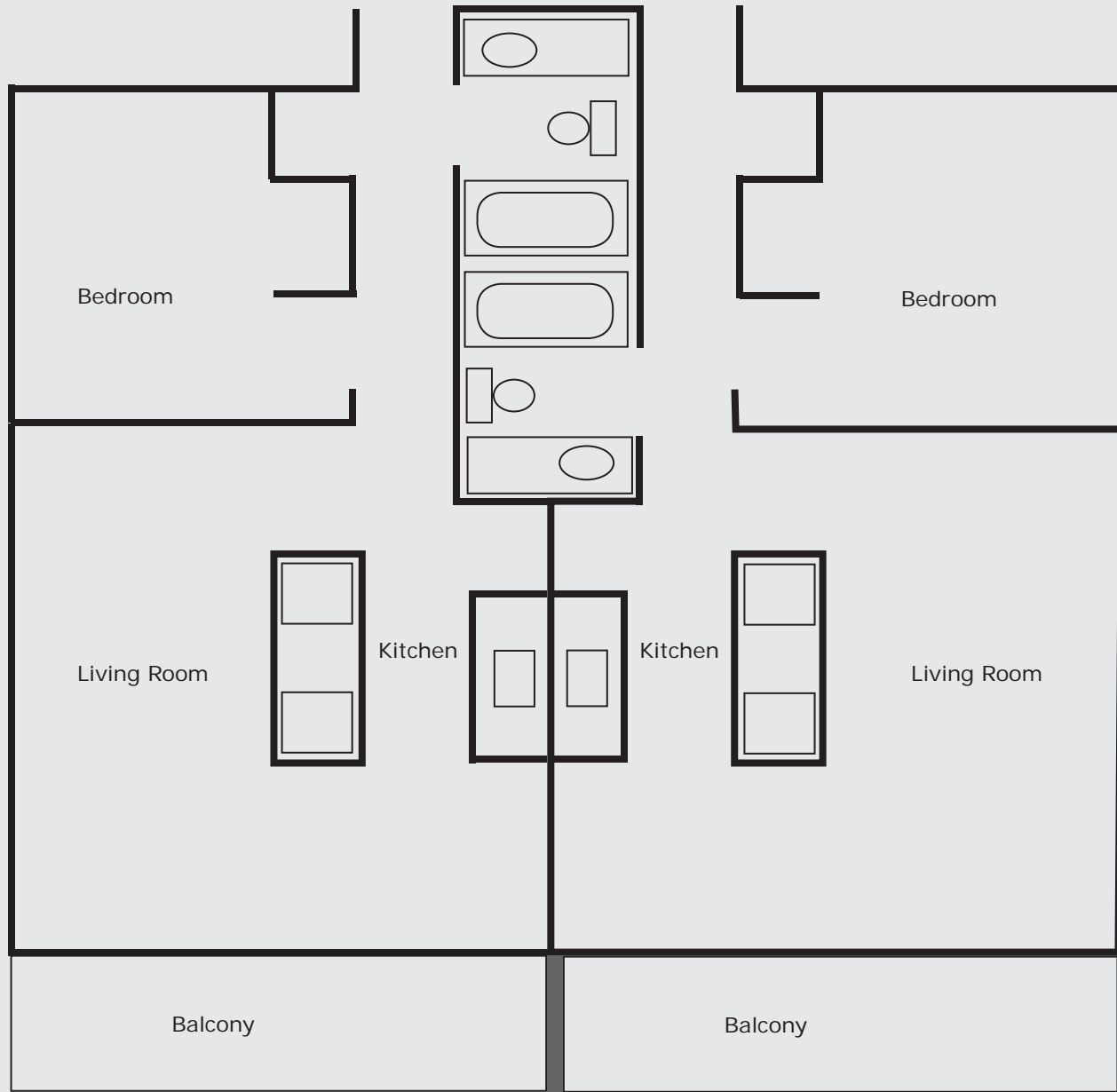
Commercial Property

1626 - 12th Avenue S.W.

A Beautiful 11 suiter in desirable Sunalta. Within walking distance to all amenities, shopping, downtown and just 1 1/2 blocks to LRT station. The building is STRATA TITLED and has 12 parking stalls. There are three two bedrooms and eight one bedrooms, 9 of which have their own balcony. 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 walk in closet in the master bedroom. There are 3-units/floor with a shared storage room ideal for laundry. Most units have been renovated. This would make an ideal holding property or excellent for a condo conversion. Rental income is low due to the long-term tenants. All tenants are on a month-to-month lease. (\$175k/ Door)

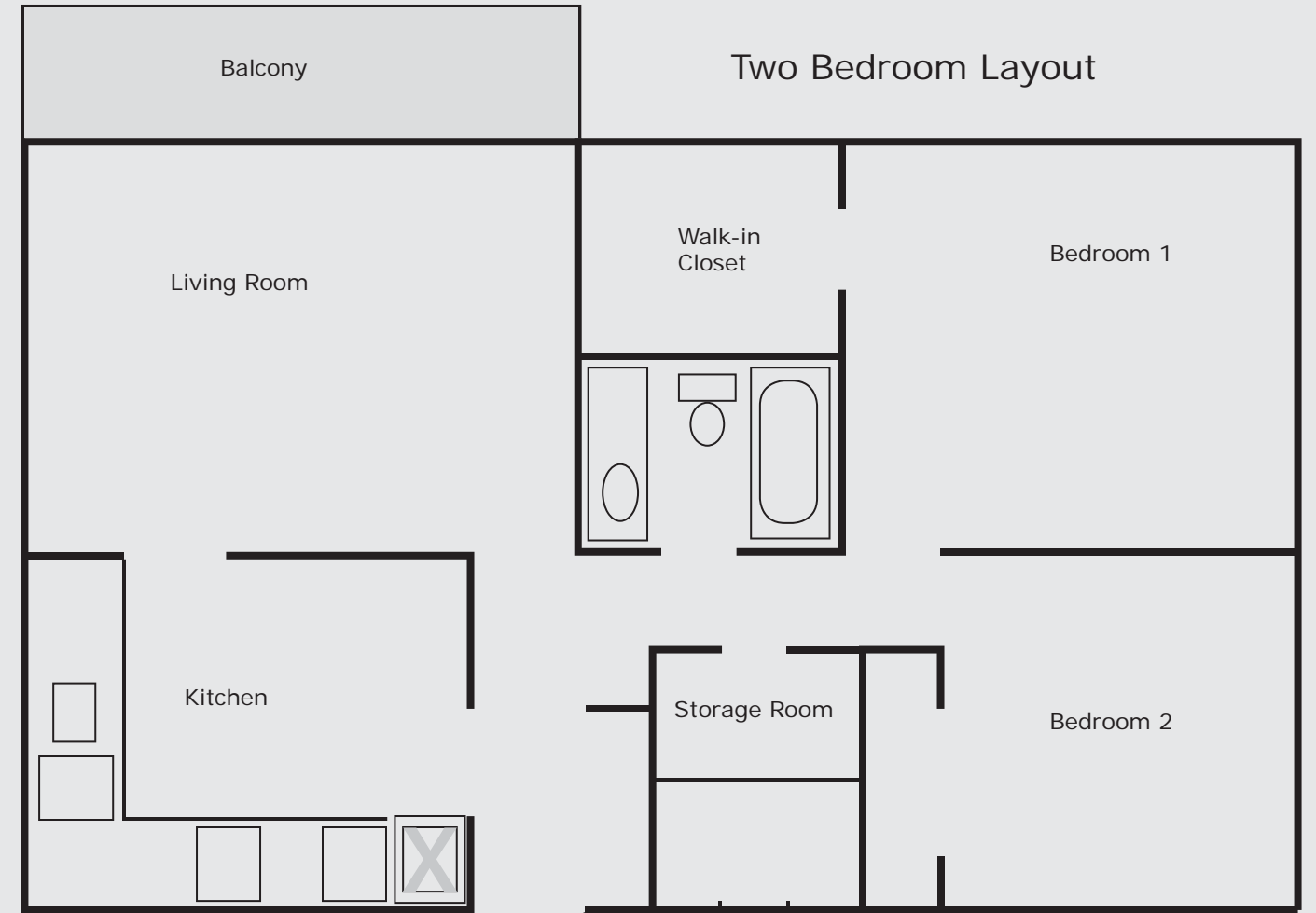
Top 1% Nationally



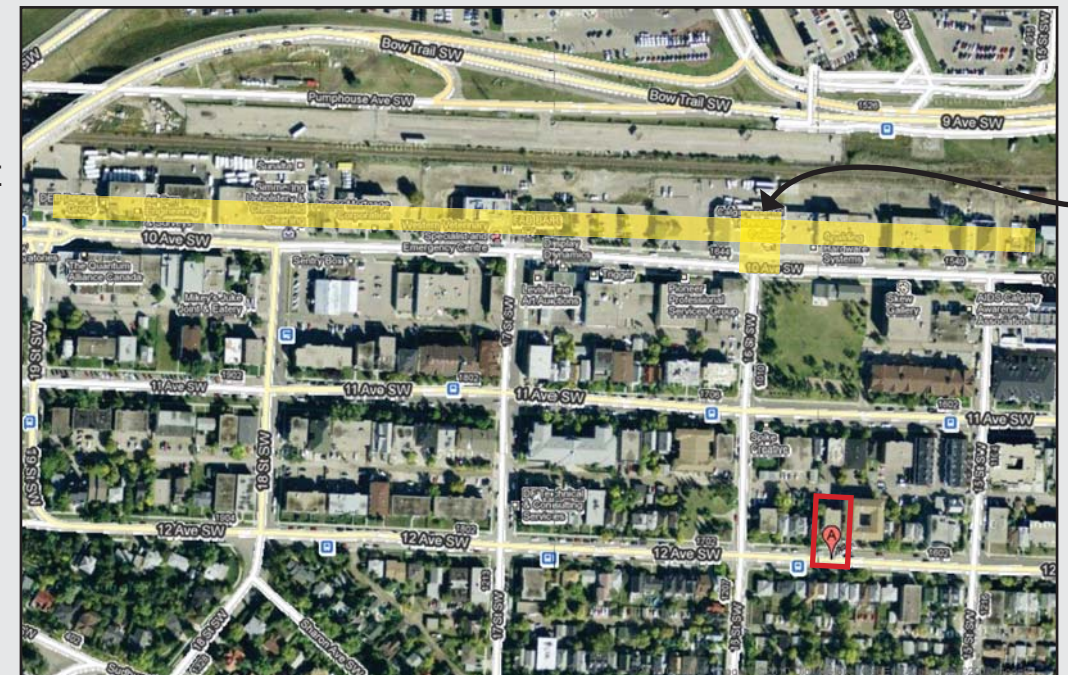
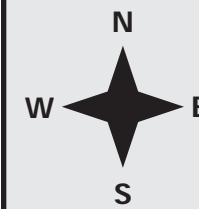


One Bedroom - West

One Bedroom - East



Two Bedroom Layout



LRT expansion & station