

# FOR SALE - \$3.75 Million

Multifamily Investment Portfolio In Millwoods, Edmonton

## Menza Apartments

6212 - 12 th Avenue , Edmonton

### Eight Suite Apartment Building \*

\* One Non Conforming Suite



## Hampton Court Apartments

6516 - 12 th Avenue , Edmonton

### Eight Suite Apartment Building \*

\* One Non Conforming Suite



## FOURPLEX UNITS

5003 - 13 th Avenue , Edmonton



**Sanjay Sachdeva**

**780.700.1700**

[sanjay@smallbusinessbroker.ca](mailto:sanjay@smallbusinessbroker.ca)

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Signature Realty

2824 Calgary Trail NW  
Edmonton , T6J 6V7  
Direct: 780.700.1700

# Menza Apartments - 6212 12th Avenue, Edmonton

## Highlights:

Neighbourhood	Sakaw
Legal Description	7921938; 1 - 7
Category	Multi - Family
Zoning	RMh16
Use	Walk - Up
Year Built	1978
Levels	2.5
Parking	Surface, Paved & Energized
Balconies	Yes
Suites Total	8
Suite Mix	1 Bachelor Suite (non-Conforming) 7 One-Bedroom Suites

Menza Apartments is a seven suite apartment building with one non-conforming bachelor suite.

It is located at 6212 - 12 Avenue in Edmonton, Alberta, in the neighbourhood of Sakaw. It is a two and a half storey walk-up, wood-frame construction building with balconies. It was built in 1978. Parking is surface and paved.

The suite mix is 1 non-conforming Bachelor suite and 7 One-Bedroom suites.

The One-Bedroom suites have a kitchen, dining room, living room, bedroom and 4-piece bathroom. The suites contain a 4 burner electric stove and fridge.

The Bachelor suite has one room and bathroom..

The building has had extensive renovations and upgrades including a new boiler, newer hot water tank, roof, vinyl siding, windows, plumbing, electrical, paint, carpet and flooring.

## RENT ROLL

Unit	Unit Type	Current Rent Per Month	Potential Rent
101	One Bed	\$1000	\$1150
102	One Bed	\$1000	\$1150
103	One Bed	\$700	\$750
201	One Bed	\$1000	\$1150
202	One Bed	\$1000	\$1150
203	One Bed	\$1000	\$1150
301	One Bed	\$1000	\$1150
302	One Bed	\$1000	\$1150

**\$7,700**

**\$8,800**

## Operating Statement

Income	Current Schedule	Potential Schedule
Monthly Income	\$7700	\$8800
Gross Annual Rental	\$92400	\$105600
Vacancy 5%	-\$4620	-\$5280
Total Gross Income	\$87780	\$100320

Expenses	Current Schedule	Potential Schedule
Property Taxes	\$5132	\$5132
Insurance	\$5236	\$5236
Utilities	\$10500	\$10500
Management Fee 4%	\$3696	\$4224
Maintainance	\$6000	\$6000
Total Expenses	\$30564	\$31092
Net Operating Expenses	\$57216	\$69228
CAP RATE (At 1.25 Million)	4.6%	5.54%

Disclaimer:

Century 21 Signature Realty Assumes No Responsibility for Accuracy Of This Information. Buyers are Suggested to do Due Diligence to their Satisfaction

# Hampton Court Apartments - 6516 12th Avenue, Edmonton

## Highlights:

Neighbourhood	Sakaw
Legal Description	7921798; 1 - 7
Category	Multi - Family
Zoning	RMh16
Use	Walk - Up
Year Built	1978
Levels	2.5
Parking	Surface, Paved & Energized
Balconies	Yes
Suites Total	8
Suite Mix	1 Bachelor Suite (non- Conforming) 7 One-Bedroom Suites

Hampton Court Apartments is a seven suite apartment building with one non-conforming bachelor suite.

It is located at 6516 - 12th Avenue in Edmonton, Alberta, in the neighbourhood of Sakaw. It is a two and a half storey walk-up, wood-frame construction building with balconies. It was built in 1978. Parking is surface and paved.

The suite mix is 1 non-conforming Bachelor suite and 7 One-Bedroom suites.

The One-Bedroom suites have a kitchen, dining room, living room, bedroom and 4-piece bathroom. The suites contain a 4 burner electric stove and fridge.

The Bachelor suite has one room and bathroom..

The building has had extensive renovations and upgrades including a new boiler, newer hot water tank, roof, vinyl siding, windows, plumbing, electrical, paint, carpet and flooring.

## RENT ROLL

Unit	Unit Type	Current Rent Per Month	Potential Rent
101	One Bed	\$1000	\$1150
102	One Bed	\$1000	\$1150
103	One Bed	\$700	\$750
201	One Bed	\$1000	\$1150
202	One Bed	\$1000	\$1150
203	One Bed	\$1000	\$1150
301	One Bed	\$1000	\$1150
302	One Bed	\$1000	\$1150
		<b>\$7,700</b>	<b>8,800</b>

## Operating Statement

Income	Current Schedule	Potential Schedule
Monthly Income	\$7700	\$8800
Gross Annual Rental	\$92400	\$105600
Vacancy 5%	-\$4620	-\$5280
<b>Total Gross Income</b>	<b>\$87780</b>	<b>\$100320</b>

Expenses	Current Schedule	Potential Schedule
Property Taxes	\$5132	\$5132
Insurance	\$5236	\$5236
Utilities	\$10500	\$10500
Management Fee 4%	\$3696	\$4224
Maintainance	\$6000	\$6000
<b>Total Expenses</b>	<b>\$30564</b>	<b>\$31092</b>
<b>Net Operating Expenses</b>	<b>\$57216</b>	<b>\$69228</b>
<b>CAP RATE (At 1.25 Million)</b>	<b>4.6%</b>	<b>5.54%</b>

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# Fourplex Units - 5003 13th Avenue, Edmonton

## Highlights:

Neighbourhood	Sakaw
Legal Description	Plan 7722531 Blk 34 Lot 1
Category	Multi - Family
Zoning	RMh16
Use	Walk - Up
Year Built	1991
Parking	8 Stalls Surface, Paved
Balconies	Yes
Unit s	1350 Sq Ft Each 3 Bedrooms 2.5 Bath
Notes:	Unfinished Basements with separate entrances offering potential for legal basement development

This Fourplex Property is located at 5003 - 13th Avenue in Edmonton, Alberta, in the neighbourhood of Sakaw.

Currently the property is Vacant as it was being renovated with new paint and minor updates.

Based on the market, each unit could be rented for a minimum of \$2000 per month, with tenants paying for their utilities, as each unit has a separate meter.

The Property also includes unfinished basements with separate entrances, offering potential for legal basement development.

## POTENTIAL RENT ROLL

Unit	Unit Type	Potential Rent Per Month
1	Three Bed	\$2000
2	Three Bed	\$2000
3	Three Bed	\$2000
4	Three Bed	\$2000
		<b>\$8,000</b>

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## Operating Statement

Income	Potential Schedule
Monthly Income	\$8000
Gross Annual Rental	\$96000
Vacancy 5%	- \$4800
Total Gross Income	\$91200
Expenses	Potential Schedule
Property Taxes	\$10178
Insurance	\$5850
Management Fee 4%	\$3840
Total Expenses	\$19868
Net Operating Expenses	\$71332
CAP RATE (At 1.25 Million)	5.7%