

FOR SALE

Access the
DATA Room

Sierra Place 15 Unit Apartment Property

13025 - 69 Street, Edmonton | Alberta



OPPORTUNITY

Welcome to Sierra Place a prime investment opportunity in the heart of Alberta's real estate market. This meticulously renovated 15-unit building offers a mix of one and two-bedroom suites, providing a diverse range of attractive living spaces for tenants.

The property's strategic location across from a school adds to its appeal, creating a family-friendly environment and ensuring a steady demand for quality housing. Each suite and common area is thoughtfully designed and impeccably renovated. They are so far achieving fantastic rents, this investment promises not only stability but also substantial returns in Edmonton's competitive rental market.

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RE/MAX
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For Sale 13025 - 69 St, Edmonton

PROPERTY DETAILS

Address	13025 - 69 Street Edmonton, Alberta
Legal	Lot 42E, Block 19, Plan 229RS
Age	Approx. 1968
Lot Size	15,943 SF
Zoning	RM
Suite Mix	4 One Bed 11 Two Bed 15 Total Units

List Price: **\$2,737,000**



RENT ROLL

Unit #	Unit Type	Rent	Potential Rent
1	2 Bed	\$1,350	\$1,450
2	2 Bed	\$1,388	\$1,450
3	2 Bed	\$1,388	\$1,450
4	2 Bed	\$1,388	\$1,450
5	2 Bed	\$1,388	\$1,450
6	2 Bed	\$1,388	\$1,450
7	2 Bed	\$1,388	\$1,450
8	2 Bed	\$1,388	\$1,450
9	2 Bed	\$1,388	\$1,450
10	2 Bed	\$1,388	\$1,450
11	2 Bed	\$1,388	\$1,450
12	1 Bed	\$1,188	\$1,250
13	1 Bed	\$1,188	\$1,250
14	1 Bed	\$1,188	\$1,250
15	1 Bed	\$1,188	\$1,250
Monthly		\$19,982	\$20,950
Annual		\$239,784	\$251,400



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CURRENT

Current Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$239,784	\$15,986
Other Income	\$6,000	\$400
Vacancy (5%)	-\$12,289	-\$819
Total Income	\$233,495	\$15,566
EXPENSES		
Taxes	\$14,352	\$957
Management (4%)	\$9,340	\$623
Misc	\$1,500	\$100
Utilities	\$24,000	\$1,600
Caretaker	\$6,375	\$425
R & M	\$7,500	\$500
Insurance	\$9,000	\$600
Total Expenses	\$72,067	30.86%
Net Operating Income	\$161,428	

Current Financial Performance

List Price	\$2,737,000
Mortgage (New CMHC MLI 4.45%, 5 yr, 50 yr am)	\$2,463,300
Loan to Value	90%
Downpayment	\$273,700
Net Operating Income	\$161,428
Mortgage Payment (Est)	\$122,139
Cash Flow	\$39,289
Cash on Cash Return	14.35%
Mortgage Paydown (Est)	\$15,101
Return on Equity (Exclusive of appreciation)	19.87%

Current CAP	Property Price	\$/Door
5.90%	\$2,737,000	\$182,467

POTENTIAL

Potential Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$251,400	\$16,760
Other Income	\$6,000	\$400
Vacancy (5%)	-\$12,870	-\$858
Total Income	\$244,530	\$16,302
EXPENSES		
Taxes	\$14,352	\$957
Management (4%)	\$9,781	\$652
Misc	\$1,500	\$100
Utilities	\$24,000	\$1,600
Caretaker	\$6,375	\$425
R & M	\$7,500	\$500
Insurance	\$9,000	\$600
Total Expenses	\$72,508	29.65%
Net Operating Income	\$172,022	

Potential Financial Performance

List Price	\$2,737,000
Mortgage (New CMHC MLI 4.45%, 5 yr, 50 yr am)	\$2,463,300
Loan to Value	90%
Downpayment	\$273,700
Net Operating Income	\$172,022
Mortgage Payment (Est)	\$122,139
Cash Flow	\$49,882
Cash on Cash Return	18.23%
Mortgage Paydown (Est)	\$15,101
Return on Equity (Exclusive of appreciation)	23.74%

Potential CAP	Property Price	\$/Door
6.29%	\$2,737,000	\$182,467



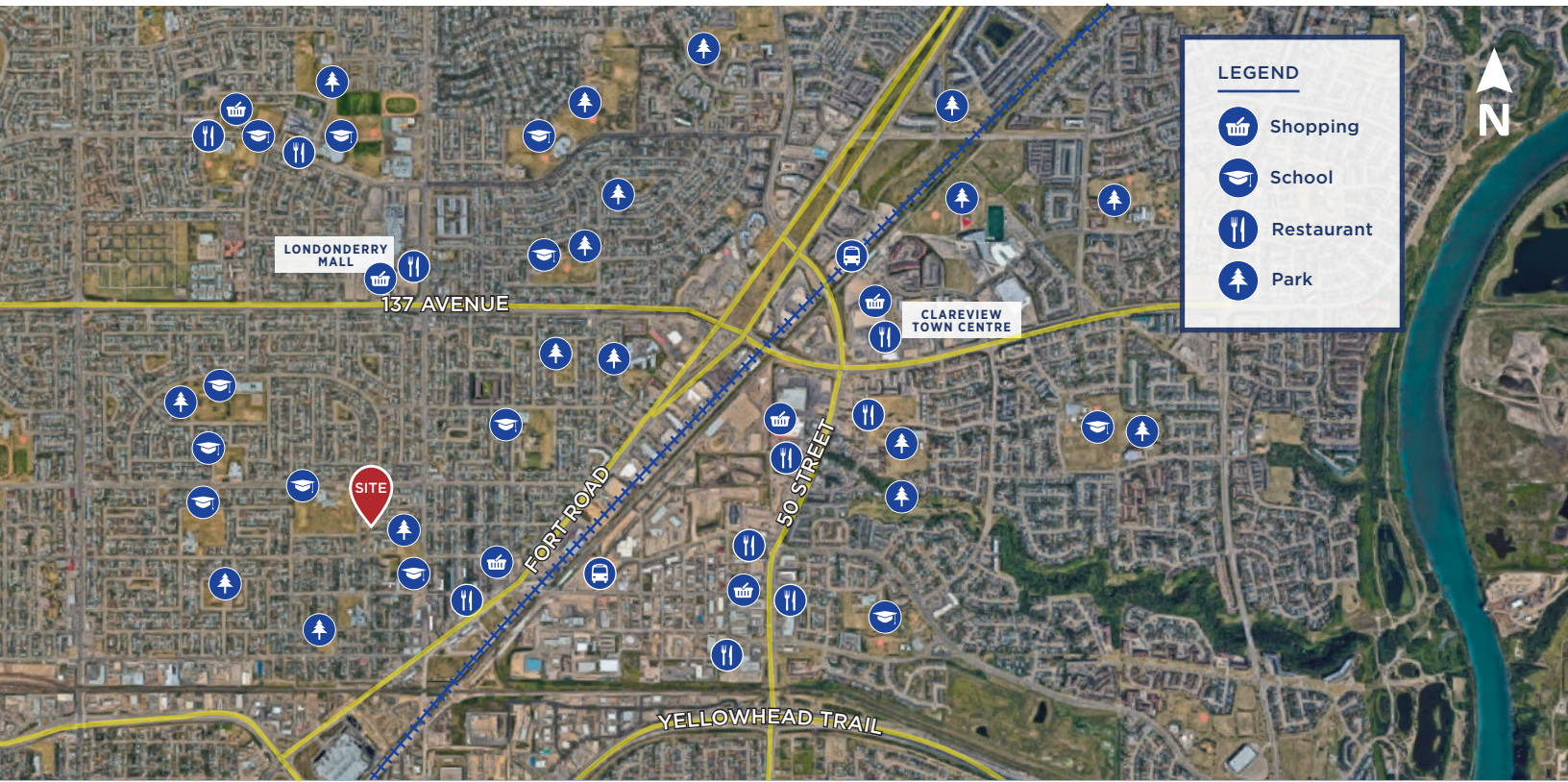
WHY INVEST?

Nestled in a community-oriented area of Balwin, Sierra Place enjoys the advantage of being situated across from a school, enhancing its desirability for families and professionals alike. The neighborhood's welcoming atmosphere, coupled with the property's superior renovations, positions it as a standout investment.

Beyond the building's impressive features, the surrounding area boasts essential amenities, parks, and convenient access to transportation hubs, contributing to its allure for potential tenants. Investing in Sierra Place means securing a property that aligns with the evolving demands of the



market while enjoying the benefits of a well-established and thriving community - a wise choice for investors seeking both stability and growth in Edmonton's dynamic real estate landscape.



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