

**SUTTON CENTRAL COMMERCIAL REAL ESTATE**

**PROFORMA**

**5024-50 Avenue, Redwater, Alberta**

**Number of Units**            6  
**Asking Price**            \$ 710,000 or 118,300 /unit  
**Year Built**                1998  
**Legal**                        Plan 944HW Block 7 Lot 6  
**Site Area**                 4,050 square feet  
**Parking**                    paved and energized  
**Chattels**



**Location:**  
 The property is located in the town of Redwater, approx. 55 minutes north/east of Edmonton. The Town of Redwater is a vibrant, welcoming community, home to approximately 2,200 people and 120+ businesses. Residents enjoy the healthy, relaxed lifestyle of their picturesque rural

**Description:**  
 The unique 6 plex is located in downtown Redwater. Built in 1998, wood-frame construction complex with poured concrete. Hot water heating system. Hot water tank replaced in 2004. Each unit has a separate entrance. Each unit has been renovated with plank flooring, stainless steel full size appliances. Each unit has separate power meters. Current owners have spent approx. 140,000 in renovated in 2021.

**Suite Mix:**

1, 1 bedroom  
 5, 2 bedroom

**Financing:**            (proposed)  
 \$        527,000  
**Down Payment:**    \$    183,000  
 Monthly PI =        \$        3,371  
 Annual PI =         \$        40,452  
 Interest Rate        6.00%

Proposed financing is based on 75% of list price, amortized over a 25 year term.

**Notes:**

**INCOME & EXPENSES**

**INCOME:**

1, 1 bedroom            @     1000  
 5, 2 bedroom           @     1100

Gross Monthly Income	\$	6,500
<b>Annual Income</b>	<b>\$</b>	<b>78,000</b>
Laundry Income	\$    12 per unit/mo	\$        864
<b>Gross Annual Income</b>	<b>\$</b>	<b>78,864</b>
Vacancy Loss	-3%	\$      (2,366)
<b>Effective Gross Income</b>	<b>\$</b>	<b>76,498</b>

**EXPENSES:**    (estimated)

Management Fee	0%	\$        -
Caretaker	\$    68 /unit/mo	\$       4,896
Utilities	\$ 1,270 /unit/yr	\$       7,620
Insurance	\$ 1,150 /unit/yr	\$       6,900
Repair & Mntce.	\$    120 /unit/yr	\$         720
Taxes	2023	\$       4,186
Miscellaneous		\$         300
<b>Total Expenses</b>		<b>\$       24,622</b>

**Net Operating Income**    \$       4,104 /unit            or    32.19%            **\$       51,876**

Capitalization Rate is:	7.31%
Cash required is:	\$    183,000
Cash flow after debt service is:	\$    11,424
Cash on cash return is:	6.24%
Return on equity is:	11.07%

The information given above has been obtained from sources we understand to be correct, but is not guaranteed and is subject to change without notice.