

FOR SALE

 Access the
DATA Room

Eastwood Living 10 Unit Apartment

11824 - 86 Street, Edmonton | Alberta



OPPORTUNITY

Eastwood Living is an exceptional investment opportunity in Alberta's booming Edmonton multifamily real estate market. This 10-unit property is a prime asset with a remarkable history of renovations and upgrades. Following a fire incident in 2018, three units have been completely transformed, ensuring safety and modern living standards. The property showcases extensive improvements, including new flooring, common areas, doors, windows, siding, and more.

Each unit boasts a private balcony or walk-out patio, enhancing tenant satisfaction and rental demand. With modern amenities like owned coin laundry and a comprehensive camera system, this property promises not only a stable income stream but also peace of mind for landlords. Seize the chance to invest in a property that combines contemporary living with financial stability.

Chris Davies, VP
Multi-Family & Investment
780 905 7562
chris@crealberta.ca

Luke Gervais, Associate
Multi-Family & Investment
403 918 5000
luke@crealberta.ca

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For Sale 11824 - 86 St, Edmonton

PROPERTY DETAILS

Address	11824 - 86 Street Edmonton, Alberta
Legal	Lot, Block 1, Plan 8121042
Zoning	RA7
Suite Mix	2 Bachelor 6 One Bed 2 Two Bed <hr/> 10 Total Units

List Price: **\$1,400,000**



RENT ROLL

Unit #	Unit Type	Rent	Stabilized Rent
1	1 Bed	\$1,000	\$1,288
2	1 Bed	\$970	\$1,288
3	1 Bed	\$1,000	\$1,288
4	Bachelor	\$875	\$1,088
5	2 Bed	\$1,130	\$1,388
6	2 Bed	\$1,200	\$1,388
7	1 Bed	\$930	\$1,288
8	Bachelor	\$950	\$1,088
9	1 Bed	\$1,100	\$1,288
10	1 Bed	\$950	\$1,288
Monthly		\$10,105	\$12,680
Annual		\$121,260	\$152,160



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CURRENT

Current Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$121,260	\$12,126
Laundry	\$2,000	\$200
Vacancy (3%)	-\$3,638	-\$364
Total Income	\$119,622	\$11,962
EXPENSES		
Taxes	\$6,856	\$686
Management (5%)	\$5,981	\$598
Misc	\$1,000	\$100
Utilities	\$14,000	\$1,400
Caretaker	\$4,250	\$425
R & M	\$8,300	\$830
Insurance	\$4,250	\$425
Replacement Reserve	\$1,800	\$180
Total Expenses	\$44,637	37.31%
Net Operating Income	\$74,985	

Current Financial Performance

List Price	\$1,400,000	
Mortgage (New CMHC MLI 3.9%, 5 yr 50 yr am)	\$1,260,000	
Loan to Value	90%	
Downpayment	\$140,000	
Net Operating Income	\$74,985	
Mortgage Payment (Est)	\$57,321	
Cash Flow	\$17,664	
Cash on Cash Return	12.62%	
Mortgage Paydown (Est)	\$6,936	
Return on Equity (Exclusive of appreciation)	17.57%	
Current CAP	Property Price	\$/Door
5.36%	\$1,400,000	\$140,000

STABILIZED

Proforma Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$152,160	\$15,216
Laundry	\$2,000	\$200
Vacancy (3%)	-\$4,565	-\$456
Total Income	\$149,595	\$14,960
EXPENSES		
Taxes	\$6,856	\$686
Management (5%)	\$7,480	\$748
Misc	\$1,000	\$100
Utilities	\$14,000	\$1,400
Caretaker	\$4,250	\$425
R & M	\$8,300	\$830
Insurance	\$4,250	\$425
Replacement Reserve	\$1,800	\$180
Total Expenses	\$46,136	30.84%
Net Operating Income	\$103,459	

Proforma Financial Performance

List Price	\$1,400,000	
Mortgage (New CMHC MLI 3.9%, 5 yr 50 yr am)	\$1,260,000	
Loan to Value	90%	
Downpayment	\$140,000	
Net Operating Income	\$103,459	
Mortgage Payment (Est)	\$57,321	
Cash Flow	\$46,138	
Cash on Cash Return	32.96%	
Mortgage Paydown (Est)	\$6,936	
Return on Equity (Exclusive of appreciation)	37.91%	
Potential CAP	Property Price	\$/Door
7.39%	\$1,400,000	\$140,000

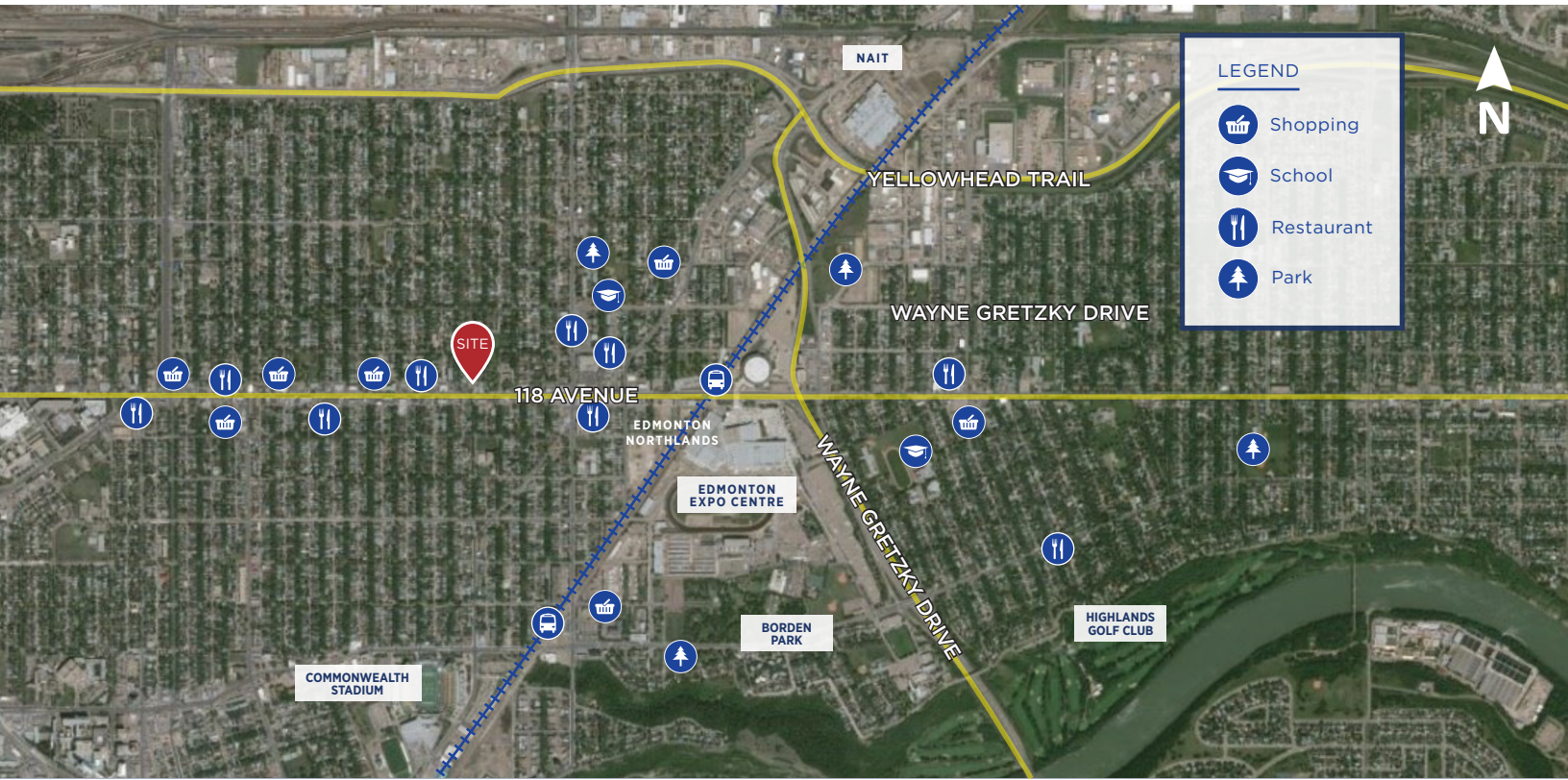


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LOCATION

Nestled in the heart of Edmonton, the Eastwood neighbourhood stands as a beacon of investment potential. Its strategic location, close to essential amenities, schools, and public transportation, makes it an attractive choice for renters seeking convenience.

Boasting proximity to downtown Edmonton, Eastwood offers urban living at a competitive price point, making it a preferred destination for tenants. Moreover, Eastwood is in the midst of a revitalization phase, promising long-term property appreciation. With a diverse housing mix and a bright future, investing in Eastwood is not just a financial decision but a strategic one. Don't miss out on the opportunity to tap into the flourishing Edmonton real estate market by investing in this promising neighbourhood.



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RE/MAX Commercial Capital | Ritchie Mill
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5 | 780 757 1010

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