

For Sale

12 Unit Apartment Building

6925 105A St NW, Edmonton Alberta


DIYA
REAL ESTATE



RIVERCITY APARTMENTS

\$2,060,000

PRICE PER DOOR: \$171,666.00

PROJECTED CAP RATE: 5.78%

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BUILDING AND SITE INFO

Neighbourhood	Allendale
Legal Description	Lot pt13 14 - 16, Block 3 plan 735AR
Category	Multi-Family
Zoning	RA7
Use	Low Rise Apartment
Year built	1974
Lot Size	12,300
Levels	2.5
Parking	Surface and Energized
Balconies	Yes
Suites Total	12
Suite Mix	1 0- 1 Bedroom 2 - 2 Bedroom

RIVERCITY APARTMENT

6925 - 105A STREET NW EDMONTON ALBERTA

The building is a 2.5 story, wood-frame construction and the exterior is brick and stucco. Professionally managed and is well maintained and clean. Units are large and spacious, All adult, clean no pets building and rents can be increased.

PERFORMANCE

Unit	Unit Type	Current Rent	Income:	
101	1 bedrooms	\$1200	Gross Monthly Income	\$14,950
102	1 Bedroom	\$1200	Annual Income	\$179,400
103	1 bedrooms	\$1150	Laundry Income	\$2,000
104	1 bedrooms	\$1200	Gross Annual Income	\$181,400
201	1 bedrooms	\$1250	Vacancy Loss 4%	\$7,256.00
202	1 bedrooms	\$1300	Effective Gross Income	\$174,144.00
203	2 bedrooms	\$1400		
204	1 bedrooms	\$1100	Expenses: (estimated)	
301	1 bedrooms	\$1150	Management Fee 5%	\$8,707.20
302	1 bedrooms	\$1300	Utilities	\$13,394.34
303	2 bedrooms	\$1400	Insurance	\$11,007.00
304	1 bedrooms	\$1300	Repairs & Maintenance	\$6,300.00
Total		\$14,950.00	Taxes 2022	\$15,566.00
			Total Expenses	\$54,974.54
			Net Operating Income	\$119,169.46
			Capitalization Rate:	5.78%

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.

NEIGHBOURGOOD MAP

