SUTTON CENTRAL COMMERCIAL REAL ESTATE

F	PROFORMA
4931 - 50A A	/ENUE, Entwistle, Alberta
Number of Units12Asking Price\$ 1,080,000 or 90,000 /unitYear Built1980LegalPlan 7921352 Bk 41 Lot 1Site Area14,404 square feetParkingpaved and energizedChattels	
Location: Entwistle is a hamlet in Alberta, Canada within Parkland County. It is located at the Yellow head Highway's intersection with Highway 22/Highway 16A, approximately 95 kilometres (59 mi) west of Edmonton.	
Description:	INCOME & EXPENSES
This is a 3 story, wood-frame construction complex. Flat roof replaced in 2013. Hot water heating system. Hot water tank replaced in 2019. 3 units renovated recently. New appliances in the units.	INCOME: 2, 1 bedroom @ 685 10, 2 bedroom @ 810 - 865
Upper units have a balcony. Lower units have a walk out patio. All plumbing and electrical is up to date. Self managed.	Gross Monthly Income \$ 10,005
	Annual Income \$ 12 per unit/mo \$ 120,060 Laundry Income \$ 12 per unit/mo \$ 1,728 Gross Annual Income \$ 121,788 \$ 121,788 Vacancy Loss -3% \$ (3,654)
Suite Mix:	Effective Gross Income \$ 118,134
2, 1 bedroom 10, 2 bedroom	EXPENSES: (estimated) Management Fee 4% \$ 4,725 Caretaker \$ 37 /unit/mo \$ 5,328 Utilities \$ 1,176 /unit/yr \$ 14,112
Financing: (proposed) \$ 810,000	Insurance \$ 690 /unit/yr \$ 8,280 Repair & Mntce. \$ 300 /unit/yr \$ 3,600
Down Payment: \$ 270,000 Monthly PI = \$ 5,182 Annual PI = \$ 62,184	Taxes 2023 \$ 7,147 Miscellaneous
Interest Rate 6.00%	Total Expenses \$ 43,192
Proposed financing is based on 75% of list price, amortized over a 25 year term.	\$ 3,599 /unit or 36.56% Net Operating Income \$ 74,942
Notes:	Capitalization Rate is:6.94%Cash required is:\$ 270,000Cash file of the off the o
	Cash flow after debt service is:\$ 12,758Cash on cash return is:4.73%Return on equity is:9.76%
•	sources we understand to be correct, but is not guaranteed and is change without notice.