

**SUTTON CENTRAL COMMERCIAL REAL ESTATE**

**PROFORMA**

**4914 - 50 Street - Sedgewick Alberta**

**Number of Units**            8  
**Asking Price**            \$ 680,000 or 85,000 /unit  
**Year Built**                1965  
**Legal**                      Plan 3825P Bk 10 Lot 06-7  
**Site Area**                22,000 square feet  
**Parking**                 paved and energized  
**Chattels**



**Location:**

The property is locate in the town of Sedgewick. Sedgewick is a town in central Alberta, Canada. It is located 83 km (52 mi) east of Camrose at the junction of Highway 13 and Highway 869. The Canadian Pacific Railway runs through the town.

**Description:**

This is a 2 story - wood-frame construction complex, built on concrete foundation. New boiler and new hot water tank (2011). Each units has a fridge and stove. Each tenant pays for own power, internet and cable.

**Suite Mix:**

2, 1 bedroom  
 6, 2 bedroom

**Financing:**

(existing)  
 \$ 500,000  
**Down Payment:** \$ 180,000  
 Monthly PI = \$ 2,832  
 Annual PI = \$ 33,984  
 Interest Rate 3.35%

Exisitng Mortagge is a CMHC Insured mortgage held with Peoples Trust. Must be assumed with qualifying. Term expires June 2023

**Notes:**

**INCOME & EXPENSES**

**INCOME:**

2, 1 bedroom @ 615  
 6, 2 bedroom @ 750-775

Gross Monthly Income	\$ 5,830
<b>Annual Income</b>	<b>\$ 69,960</b>
Laundry Income \$ 12 per unit/mo	\$ 1,152
<b>Gross Annual Income</b>	<b>\$ 71,112</b>
Vacancy Loss -5%	\$ (3,556)
<b>Effective Gross Income</b>	<b>\$ 67,556</b>

**EXPENSES:** (estimated)

Management Fee 4%	\$ 2,702
Caretaker \$ 40 /unit/mo	\$ 3,840
Utilities \$ 300 /unit/yr	\$ 2,400
Insurance \$ 680 /unit/yr	\$ 5,440
Repair & Mntce. \$ 550 /unit/yr	\$ 4,400
Taxes 2020	\$ 3,532
Miscellaneous	
<b>Total Expenses</b>	<b>\$ 22,314</b>

\$ 2,789 /unit or 33.03%	<b>\$ 45,242</b>
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Capitalization Rate is:	6.65%
Cash required is:	\$ 180,000
Cash flow after debt service is:	\$ 11,258
Cash on cash return is:	6.25%
Return on equity is:	15.83%

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.