CALGARY REAL ESTATE INVESTOR HUB

eXp REALTY

EXCLUSIVE INVESTMENT | SUNNYSIDE, CALGARY

928 3 AVENUE NW

7-UNIT CONDO PACKAGE

PACKAGE LIST PRICE

$1,500,000

FULLY TENANTED
STEPS TO SUNNYSIDE LRT

7 of 10	$126,000	$58,124
TITLED UNITS IN THE BUILDING FUTURE OPPORTUNITY TO CONTROL THE ENTIRE BUILDING	GROSS ANNUAL RENTAL INCOME	NET OPERATING INCOME

A RARE INNER-CITY CONDO ASSEMBLY

Seven individually titled condominium units in a single well-maintained and well-managed Sunnyside building — offered together as one package. Fully tenanted on staggered leases, walking distance to the Sunnyside LRT platform, Kensington, and the Bow River pathways. Two additional units in the same building may become available, creating potential for the eventual full ownership of the building.

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THE OPPORTUNITY

Condominium buildings rarely never trade in blocks. Individual owners usually sell one at a time. **This one is a rare opportunity.** A single owner holds seven of the ten units in this building and is offering all seven together — not one by one.

The result is an asset that behaves like a small multifamily building while retaining the flexibility of individual titles: each unit can be financed, refinanced, or sold separately down the road, but today it transacts as one clean package with one closing.

THE PATH TO ALL 10 UNITS

Seven units are available now. **Two further units in the building may be available for purchase**, and the seller can facilitate an introduction. Acquiring those would bring a buyer to **nine of ten units** — effective control of the condominium corporation, its board, its reserve fund decisions, and its long-term direction. From there, the tenth unit becomes a matter of patience rather than persuasion. There would then be potential for a condo de-conversion and re-financing with CMHC MLI Select or other commercial financing.

7

TODAY

Acquire all seven units at once for $1,500,000. Immediate 70% ownership of the building.

9

NEAR TERM

Two additional units may be available. At nine of ten, a buyer holds decisive control of the condo board and building direction.

10

LONG TERM

Full ownership opens the door to de-conversion of the condominium corporation, repositioning, or a sale exit with a 10plex.

UNIT MIX & CURRENT RENT ROLL

UNIT	BEDS	BATHS	SIZE (SF)	RENT / MO	RENT / SF	CONDO FEE	2026 TAX
Unit 2	1	1	473	$1,300	$2.75	$411.09	$1,323.33
Unit 3	1	1	560	$1,500	$2.68	$486.21	$1,459.66
Unit 4	2	1	742	$1,900	$2.56	$644.93	$1,752.25
Unit 5	1	1	463	$1,400	$3.02	$402.09	$1,323.33
Unit 6	1	1	560	$1,500	$2.68	$486.21	$1,479.60
Unit 8	1	1	463	$1,400	$3.02	$402.09	$1,336.63
Unit 9	1	1	560	$1,500	$2.68	$486.21	$1,499.55
7 UNITS	**8**	**7**	**3,821**	**$10,500**	**$2.75**	**$3,318.83**	**$10,174.35**

All units are currently tenant-occupied on staggered lease terms. Every unit includes in-suite washer and dryer. Rent per SF calculated on monthly rent. Condo fees shown monthly; property tax shown annually.

FINANCIAL SUMMARY

ESTIMATED OPERATIONS · PACKAGE OF 7 UNITS

$1,500,000	**7**	**$10,500**	**$126,000**	**$58,124**
PACKAGE PRICE	TITLED UNITS	MONTHLY GROSS RENT	EFFECTIVE GROSS INCOME	NET OPERATING INCOME

ANNUAL INCOME

Gross scheduled rent (7 units)	**$126,000**
EFFECTIVE GROSS INCOME	**$126,000**

No vacancy allowance is applied above. A vacancy allowance would normally be deducted here, but the Seller has had zero vacancy across all seven units for over 10 years. We therefore assume that rents have been kept under market rates and have room to be increased.

ANNUAL OPERATING EXPENSES

Condo fees (all 7 units)	**$39,826**
Property tax (2026)	**$10,174**
Property management allowance @ 8% of EGI	**$9,475**
Maintenance allowance ($50/unit/mo)	**$4,200**
Insurance ($50/unit/mo)	**$4,200**
TOTAL OPERATING EXPENSES	**$67,876**

NET OPERATING INCOME

NOI – AFTER OPERATING EXPENSES	**$58,124**

WHAT THE CONDO FEES COVER

Water / Sewer	**Included**
Heat	**Included**
Waste & recycling	**Included**
Snow removal	**Included**
Grounds maintenance	**Included**
Building insurance	**Included**
Building maintenance	**Included**
Tenant-paid electricity	**Separate**

Condo fees absorb most of the operating burden that a conventional apartment owner carries directly — heat, water, insurance, and building maintenance are all covered, which materially simplifies underwriting and day-to-day management.

UNIT COMPOSITION

One-bedroom units	**6**
Two-bedroom units	**1**
Total rentable area	**3,821 SF**
Average unit size	**546 SF**
In-suite laundry	**All units**
Construction	**Wood frame**
Post-tension cables	**None**

Rent, condo fee, and property tax figures are compiled from information supplied by the Seller. Property management and maintenance allowances are estimates applied for illustration and do not represent actual historical expenses. NOI is stated before capital reserves and financing costs. Buyers must satisfy themselves as to all figures through their own due diligence, including review of condominium documents, reserve fund studies, and estoppel certificates.

RECENT BUILDING CAPITAL IMPROVEMENTS

2015	New boiler for the building	**2018**	New rubber membrane roof
2019	Security cameras installed	**2023**	Parking lot re-paved
2024	Balcony vinyl decking & railings replaced	**2024**	Exterior caulking replaced — whole building
2024	New parapet flashing on roof	**7**	**Major capital items addressed since 2015**

INSIDE THE UNITS

CONSISTENT FINISHES ACROSS THE PORTFOLIO

The seven units share a consistent finish package — maple cabinetry, granite countertops, laminate and tile flooring, and in-suite laundry in every unit. Units 2, 5 and 8 are identical in layout; units 3, 6 and 9 share the same footprint with a larger living room and revised kitchen layout. Unit 4 is the single two-bedroom, with its own dedicated laundry room and an oversized primary closet.

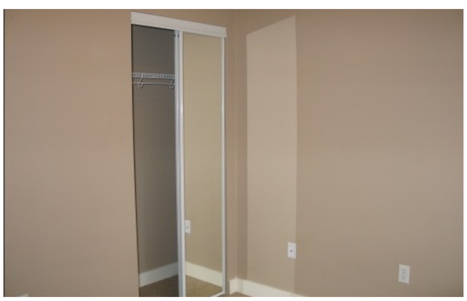
UNIT 4 – TWO-BEDROOM KITCHEN

OPEN CONCEPT KITCHEN & LIVING

LIVING ROOM & BALCONY ACCESS

GALLEY KITCHEN – UNITS 2 / 5 / 8

UPDATED BATHROOM



BEDROOM – MIRRORED CLOSET

IN-SUITE LAUNDRY – EVERY UNIT

SECURE OFF-STREET PARKING

MANAGED AS ONE BUILDING, TITLED AS SEVEN

Uniform layouts and finishes across six of the seven units, the operating simplicity of a small apartment building, with the financing and exit flexibility of individual condominium titles.

LOCATION

SUNNYSIDE · INNER-CITY NORTHWEST

SUNNYSIDE LRT PLATFORM SITS DIRECTLY ADJACENT TO THE BUILDING — WITH NEW HIGH-DENSITY DEVELOPMENT UNDERWAY ALONGSIDE IT

Sunnyside is one of Calgary's most rental-durable inner-city communities. The building backs directly onto the **Sunnyside LRT station** — a single stop from downtown — and sits within a short walk of Kensington's shops and restaurants, the Bow River pathway network, Riley Park, and the Peace Bridge crossing into the core.

That combination — transit at the door, walkable amenities, and proximity to both downtown employment and SAIT — is what keeps these units leased. It is also why the surrounding blocks are actively densifying, with new mid- and high-rise projects underway within sight of the property.

Sunnyside LRT Station	Adjacent
Kensington shops & dining	Walkable
Bow River pathway system	Walkable
Downtown core	1 LRT stop
SAIT campus	1 LRT stop
University of Calgary	10 mins LRT ride

REACH OUT FOR MORE INFORMATION

ANTHONY THERRIEN-BERNARD

REALTOR® · EXP REALTY

403-863-5327

anthony@calgaryreihub.com

SANTHOSH NATHAN

REALTOR® · EXP REALTY

403-471-3631

santhosh@calgaryreihub.com

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