## SUTTON CENTRAL COMMERCIAL REAL ESTATE

4916 - 50 Str	reet, Bon Accord, Alberta
Number of Units4Asking Price\$ 485,000 or /unitYear Built1982LegalPlan 5261BA Bk 5 Lot 6-7-8Site Areasquare feetParkingpaved and energizedChattelsLocation:	
The property is located in the town of Bon Accord in Central Alberta. Located 40 kilometers north of Edmonton. Population of about 2000. a growing and ribrant community just 30 minutes from Edmonton.	
Description:	INCOME & EXPENSES
This complex is wood-frame structure with has beparate entrances for each apartment. Hot water	
poiler (replaced 3 years ago)Each suite has a fridge and stove, common area laundry facilities with coin operated machines. Each unit has a parking stall with power metered to the suite. Upper units have a	1, 2 bedroom @ 1100 3, 3 bedroom @ 1200
balcony.	Gross Monthly Income       \$ 4,700         Annual Income       \$ 56,400         Laundry Income       \$ 12 per unit/mo         Gross Annual Income       \$ 56,976         Vacancy Loss       -3%       \$ (1,709)         Effective Gross Income       \$ 55,267
, 1 bedroom	EXPENSES: (estimated)
3, 2 bedroom	Management Fee         6%         \$ 3,040           Caretaker         \$ - /unit/mo         \$ -           Utilities         \$ 2,100 /unit/yr         \$ 8,400
Financing: (proposed) \$ 345,000 Down Payment: \$ 140,000	Insurance         \$ 1,050         /unit/yr         \$ 4,200           Repair & Mntce.         \$ 500         /unit/yr         \$ 2,000           Taxes         2023         \$ 4,416
Ionthly PI =         \$ 2,006           Annual PI =         \$ 24,072           nterest Rate         5.00%	Miscellaneous Total Expenses \$ 22,056
Proposed financing based on 75% of list price, mortized over a 25 year term.	\$ 5,514 /unit         or         39.91%           Net Operating Income         \$ 33,211
lotes:	Capitalization Rate is:6.85%Cash required is:\$ 140,000Cash flow after debt service is:\$ 9,139Cash on each return is:\$ 29,139
	Cash on cash return is:6.53%Return on equity is:11.40%