

PROFORMA-PROJECTED

10116-151 ST



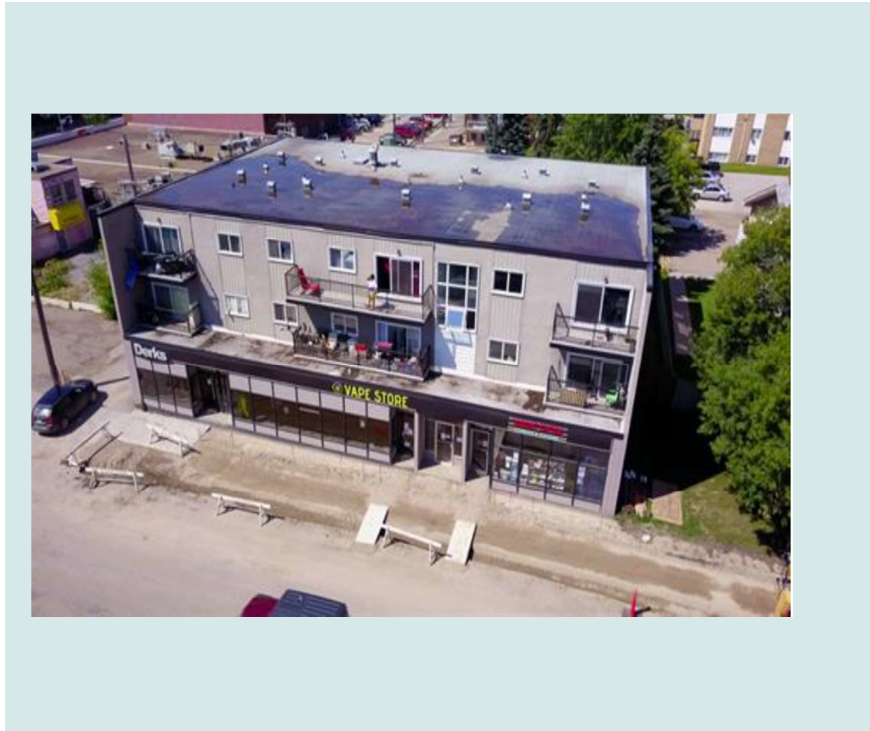
10120-151 ST

Location:

Located walking distance to all amenities, public transportation and WEST LRT line.

Description:

These TWO commercial lot with great mixed use building offers up 12 residential self-contained suites that are individually metered (4, 2 bedroom & 8, 1 bedroom) This building is in the forefront of the new LRT expansion endless opportunities. The main floor consists of 3 commercial bays with long term tenants currently in place. The building has had renos to balconies, all windows, and roof.



Number of units 15
Asking price \$2,300,000.00
Year built 1971
Legal Plan 8089ET BK42 Lot 19/20
Site Area 1,370.21 M2(4,494.68 sq ft)
Parking Paved, energized stalls and visitor parking

Suite Mix:

12 suites
 - 4, 2 bedroom
 - 8, 1 bedroom
 -
 3 commercial bays

Income and expenses

Income

4, 2 bedroom @ 1020
 8, 1 bedroom @ 850
 3 commercial bay @ 2,600
 Gross monthly income \$ 19400
 Annual income \$ 232800
 Laundry income@10 per unit/mo \$ 500
 Gross Annual income \$ 233,300
 Vacancy Loss -3% \$ 6999
 Effective Gross income \$ 226001

Expenses: (estimated)

Utilities \$ 30500.00
 Insurance \$ 5500
 Repair and Mntce. \$ 10,000
 Taxes 2019 \$ 25257
 Total expenses \$ 71257
NET OPERATING INCOME \$ 143,000