

**SUTTON CENTRAL COMMERCIAL REAL ESTATE**

**PROFORMA**

**4931 - 50A AVENUE, Entwistle, Alberta**

**Number of Units**            12  
**Asking Price**            \$ 1,070,000 or 89,160 /unit  
**Year Built**                1980  
**Legal**                        Plan 7921352 Bk 41 Lot 1  
**Site Area**                 14,404 square feet  
**Parking**                    paved and energized  
**Chattels**



**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:**  
 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. Upper units have a balcony. Lower units have a walk out patio. All plumbing and electrical is up to date. Self managed.

**Suite Mix:**

2, 1 bedroom  
 10, 2 bedroom

**Financing:** (proposed)  
 \$ 810,000  
**Down Payment:** \$ 260,000  
 Monthly PI = \$ 5,182  
 Annual PI = \$ 62,184  
 Interest Rate 6.00%

Proposed financing is based on 75% of list price, amortized over a 25 year term.

**Notes:**

**INCOME & EXPENSES**

**INCOME:**

2, 1 bedroom @ 735-825  
 10, 2 bedroom @ 900 - 970

Gross Monthly Income	\$ 11,095
<b>Annual Income</b>	<b>\$ 133,140</b>
Laundry Income \$ 12 per unit/mo	\$ 1,728
<b>Gross Annual Income</b>	<b>\$ 134,868</b>
Vacancy Loss -3%	\$ (4,046)
<b>Effective Gross Income</b>	<b>\$ 130,822</b>

**EXPENSES:** (estimated)

Management Fee 4%	\$ 5,233
Caretaker \$ 37 /unit/mo	\$ 5,328
Utilities \$ 1,200 /unit/yr	\$ 14,400
Insurance \$ 690 /unit/yr	\$ 8,280
Repair & Mntce. \$ 500 /unit/yr	\$ 6,000
Taxes 2025	\$ 4,182
Miscellaneous	
<b>Total Expenses</b>	<b>\$ 43,423</b>

**Net Operating Income** \$ 3,619 /unit or 33.19% **\$ 87,399**

Capitalization Rate is:	8.17%
Cash required is:	\$ 260,000
Cash flow after debt service is:	\$ 25,215
Cash on cash return is:	9.70%
Return on equity is:	14.92%

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.