

FOR SALE

TRADEWINDS

12 Unit
Apartment Property

3415 106 Avenue, Edmonton, AB

NO VACANCY 780-999-0150

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BRADEN
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PROPERTY DETAILS

INCOME & EXPENSES (As June 9, 2022)

SCHEDULED RENTAL INCOME (JUNE 22 RENT ROLL)

SUITES:

1 1-bdm \$850
11 2-bdm \$861 Average

Total: \$123,600

Laundry: 12 units @ \$2,555

Parking: Included in rental

Less: Vacancy @4%: \$4,958
(Mar-22 actual 0%)

Revenue:

Laundry+Vacancy = \$121,557

EXPENSES (PROFORMA)

Property Tax (2021) \$8,212 (\$684/unit)

Utilities & Garbage \$23,624 (1,969/unit)
(actual)

Repair & Maint. \$21,145 (\$1,762/unit)

Mgmt @ 4% \$4,958 (\$4,828/unit)
\$49,727

NET OPERATING INCOME

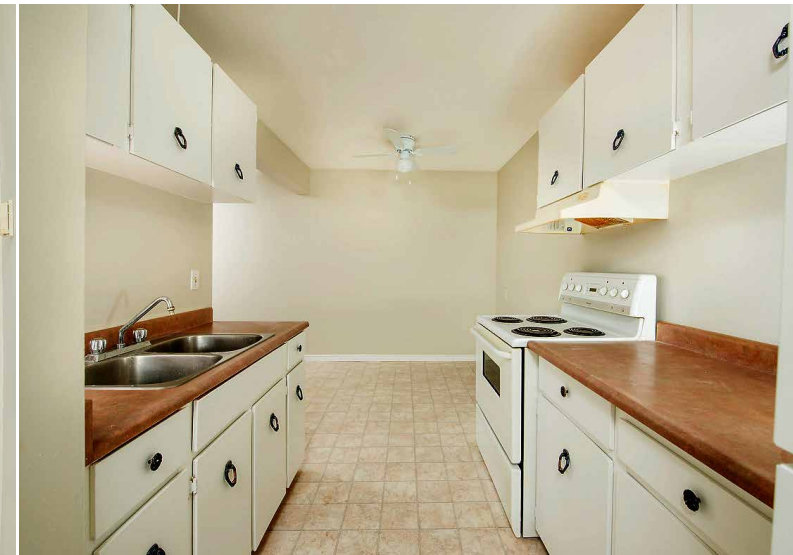
\$71,830

AT THE ASKING PRICE

The capitalization rate is 4.44%

PRICE

\$1,615,000 (\$134, 583 per unit)



PROPERTY HIGHLIGHTS

LOCATION

Property is located in the neighborhood of Rundle Heights, near schools, bus routes, and the River Valley.

LEGAL DESCRIPTION

Units 1-12; Plan 0728554

SITE

±13,681 SF, Zoned RA7 (low-rise apartment)

BUILDING

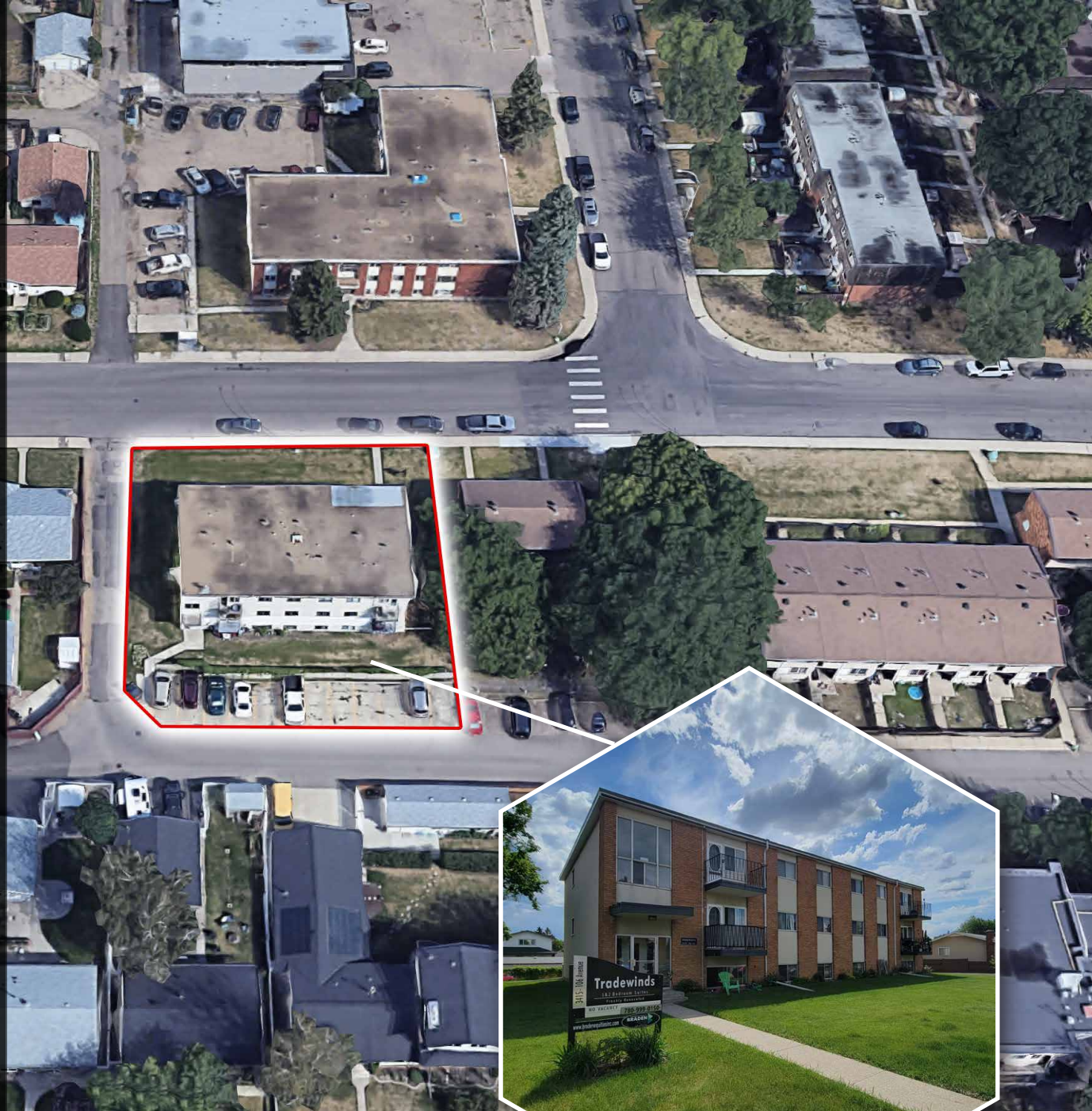
- 3 story wood frame structure; built 1969
- Exterior is brick, stucco roof is flat, tar & gravel
- Metal clad balconies on 2nd and 3rd floor units
- Laundry equipment is 1 set washer & dryer; leased from Coinmatic, profit shared 50%/50%
- Electric metered separately to each tenant; tenants pay
- Parking is 12 energized surface stalls

RENOVATIONS

- Suites: many new upgrades as required
- Common Areas: New boiler, new hot water tank (2013)
- There are:
 - (1) 1-bdm units
 - (11) 2-bdm units
 - (12) UNITS TOTAL

FINANCING

Treat as clear title



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