

FOR SALE

## WILLOWBROOK TOWNHOMES

**5109-46 Avenue**  
VEGREVILLE, AB

5 Unit Townhouse  
Complex Investment

**Adrian Ambrozuk**

Associate Partner

780 733 6406

[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower

10088 102 Avenue

Edmonton, AB T5J 2Z1

[cwedm.com](http://cwedm.com)

# PROPERTY & LOCATION OVERVIEW

Cushman & Wakefield Edmonton is pleased to present this exciting opportunity to acquire the well maintained Townhouse rental building.

Situated in Vegreville located 45 minutes east of Edmonton, this property is within walking distance to many local amenities including schools, playgrounds, an outdoor skating rink, shopping and easy access to major arteries.



The offering is known as Willowbrook Townhomes which consists of 5 units with each unit being a 2 storey dwelling with exterior access to a back yard area, and energized parking for each unit. The complex was constructed in 1963 with recent and ongoing renovations

completed to the interior and exterior throughout the last decade. This rare opportunity to acquire a small townhouse portfolio is positioned well for a first time investor seeking a stable and long term investment.

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

5109 - 46 AVENUE VEGREVILLE, AB

## LEGAL DESCRIPTION

PLAN 2962MC  
BLOCK 52  
LOT 2 & 3 INCLUSIVE

## SUITE MIX

5 - 3 BEDROOM 1 BATH

## SUITE SIZES

APPROXIMATELY 1,075 SF PER UNIT

## ZONING

R4

(High Density Residential)

## PARKING

5 Energized parking  
stall(s) with additional  
guest parking

## PRICE

\$580,000.00  
(\$ 116,000 / door)

## CAPITALIZATION RATE

7.00 +/- %



# ADDITIONAL INFORMATION

- Property is free and clear of all mortgages
- Long term tenant base
- Laundry within each suite in the basement area boasting additional storage
- Fenced and gated back yard area with each unit
- Turnkey investment with supplies provided for the management of the building
- Existing on site management may be retained



# FINANCIAL SUMMARY

## WILLOWBROOK TOWNHOMES - FINANCIAL SUMMARY

### REVENUE

Unit	Type	Monthly Rent (Avg)	Gross Annual Income
5	Units	3 Bedroom	\$ 900.00
			\$ 10,800.00
			\$ 4,500.00
			\$ (2,160.00)
			\$ 51,840.00

### EFFECTIVE GROSS INCOME

### EXPENSES

Type	Year	% of EGI	Per Unit/Per Year	Per Annum
Property Taxes	2022	6.3%	\$ (653.00)	\$ (3,264.98)
Insurance	2022	8.3%	\$ (856.60)	\$ (4,283.00)
Repairs and Maintenance	2022	6.0%	\$ (620.40)	\$ (3,102.00)
Property Manager & Advertising	2022	0.4%	\$ (42.20)	\$ (211.00)
Utilities	2022	0.6%	\$ (60.00)	\$ (300.00)
<b>TOTAL EXPENSES</b>		<b>20.5%</b>	<b>\$ (2,130.00)</b>	<b>\$ (11,160.98)</b>

### NET OPERATING INCOME

\$ 40,679.02

### PRICE

\$ 580,000.00

### Capitalization Rate

7.01%

### GRM

10.74

### Price Per Suite

\$ 116,000.00

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