

LEGAL, ALBERTA

5015 48 ST

CALVIN | REALTY

SCAN TO VIEW IMAGES OF THIS PROJECT
OR SEE ALL DUE DILIGENCE



WWW.CALVINREALTY.CA/INVESTING



PRIME LOCATION | STRONG RENTAL MARKET
7-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

LEGAL, ALBERTA
A stable, affordable community ideally located within commuting distance to Edmonton and surrounding employment hubs.

THE PROPERTY

- 7 Residential Units
- Quiet Community
- Strong Tenant Demand
- Affordable Living
- Long-Term Stability

CONNECTED. ACCESSIBLE. ATTRACTIVE.

- 45 MIN to Edmonton
- 25 MIN to St. Albert
- 15 MIN to Morinville
- 10 MIN to Redwater

WHY LEGAL?

- AFFORDABLE & DESIRABLE**
Lower cost of living attracts long-term tenants.
- COMMUTER ACCESS**
Easy access to major employment centers in Edmonton and area.
- STABLE COMMUNITY**
Strong sense of community with essential amenities.
- INVESTOR ADVANTAGE**
Limited multi-family supply = higher demand and lower competition.

ALBERTA

LEGAL IS APPROX. 45 MIN NORTH OF DOWNTOWN EDMONTON

LEGAL, ALBERTA - SMALL COMMUNITY. BIG OPPORTUNITY. | STRONG LOCATION. STRONG RETURNS.

WELCOME TO

5015 48 ST, LEGAL, AB

7-UNIT CASH FLOWING MULTI-FAMILY

Strong In-Place Income | Rental Upside | Undersupplied Market

LOCATED STRATEGICALLY! Limited multi-family supply and new development nearby

VALUE PROPOSITION

1. Immediate Cash Flow w/ Built-In Growth
2. Day-one income and long-term upside
3. Reliable in-place income
4. Opportunity to increase rents
5. Multi-unit risk diversification
6. Limited competition in this asset size

INVESTMENT SNAPSHOT

7 Residential Units
Stabilized NOI: **\$45,276**
Proforma Cap Rate: **~6.5%**
Indicated Value: **~\$696,000**
Fully Tenanted
Low Vacancy Market

VALUE IMPACT

Monthly upside: **~\$950**
Annual upside: **~\$11,400**
At a 6.5% cap:
~\$11,400 ÷ 0.065 = ~\$175,000 in added value
Today: **~\$45K NOI**
Stabilized: **~\$56K NOI**
Future value: **~\$850K+**

THE MARKET IN LEGAL, AB

- Population: **~1,300+** residents /1% Growth Annually
- Located within commuting distance to Edmonton (~45 mins)
- Supported by regional population growth and migration into Alberta
- Strong demand for affordable rental housing
- Limited multi-family supply and new development
- Tenant base driven by working professionals and trades
- Increasing investor interest in secondary markets for yield
- As surrounding urban markets continue to expand and affordability pressures increase, smaller communities like Legal are positioned to capture rental demand from tenants seeking lower-cost housing options.

PROFORMA + FINANCIALS

PROFORMA CREATED BY



Mortgage (PV) Calculation			Valuation		
PMT	\$	41,160	Cap Rate	%	6.50%
Amort	#	420	Net Operating Income	\$	45,276
Rate	%	5.75%	Property Valuation	\$	696,554
Purchase	\$	473,850	LTV Target	%	95%
PV	\$	624,753	Min DSCR	x	1.10
LTV to Valuation	%	90%	uW DSCR	x	1.10
LTV to Purchase	%	132%			
Max Mortgage	\$	624,753			

Inputs		
Construction Type	Name	Wood Frame
Province	Name	AB
Units	#	7
Vacancy	%	6.00%
MLI Select	Name	Yes

Appliances / Unit	#	4
Elevators	#	
Pumps	#	0

Rental Income		
Bed Type	#	Rent / Unit
1		1,300
1		1,000
1		1,350
1		1,000
1		1,100
1		750
1		700

Effective Gross Income		
Annual Rental Income	\$	86,400
Parking	\$	-
Laundry	\$	-
Other	\$	-
Total		86,400
% of PGI	%	6.00%
Effective Gross Income		81,216

Expenses		
Property Taxes	\$	5,289
Utilities	\$	10,000
Insurance	\$	4,585
R&M	\$	5,810
Management	\$	3,452
Salaries	\$	3,500
Replacement Reserve	\$	1,680
Elevator	\$	-
AC/Heat Pump	\$	-
Other Costs	\$	1,624
Total Expenses		35,940

Current VS. Market Rents

Unit	Type	Condition	Current Rent	Market Rent	Upside
1	2 Bed	Renovated	\$1,050	\$1,200	\$150
2	2 Bed	Older	\$1,000	\$1,100	\$100
3	3 Bed	Renovated	\$1,350	\$1,450	\$100
4	2 Bed	Renovated	\$1,000	\$1,200	\$200
5	2 Bed	Renovated	\$1,100	\$1,200	\$100
6	1 Bed	Older	\$750	\$900	\$150
7	Bachelor	Renovated	\$700	\$850	\$150

**Rents have been maintained at conservative levels, providing a clear opportunity for future income growth as units turn over and align with current market conditions.*