SUTTON CENTRAL COMMERCIAL REAL ESTATE

PROFORMA

4914 - 50 Street - Sedgewick Alberta

Number of Units	8
Asking Price	$ 800,000 or 100,000/unit
Year Built	1965
Legal	Plan 3825P Bk 10 Lot 06-7
Site Area	22,000 square feet
Parking	paved and energized
Chattels	

Location:
The property is locate in the town of Sedgwick.Sedgewick is a town in central Alberta, Canada. It is located 83 km (52 mi) east of Camrose at the junction of Highway 13 and Highway 869. The Canadian Pacific Railway runs through the town.

Description:
This is a 2 story - wood-frame construction complex, built on concrete foundation. New membrane roof Hot water heating system. New hot water tank. Common rea renovated. Each unit has a fridge and stove. Each tenant pays for own power, internet and cable.

Suite Mix:

2, 1 bedroom
6, 2 bedroom

Financing: (existing)

$ 580,000	
Down Payment:	$ 220,000
Monthly PI =	$ 3,618
Annual PI =	$ 43,416
Interest Rate	5.29%

Existing Mortgage is held with Peakhill Capital. Term expires June 1 2029. Buyer must qualify for assumption.

Notes:

INCOME & EXPENSES

INCOME:

2, 1 bedroom	@	895-965
6, 2 bedroom	@	930 - 1000

Gross Monthly Income				$ 7,745
Annual Income				**$ 92,940**
Laundry Income	$ 12	per unit/mo		$ 1,152
Gross Annual Income				**$ 94,092**
Vacancy Loss	-3%			$ (2,823)
Effective Gross Income				**$ 91,269**

EXPENSES: (estimated)

Management Fee	5%			$ 4,563
Caretaker	$ 30	/unit/mo		$ 2,880
Utilities	$ 300	/unit/yr		$ 2,400
Insurance	$ 750	/unit/yr		$ 6,000
Repair & Mntce.	$ 900	/unit/yr		$ 7,200
Taxes			2025	$ 8,522
Miscellaneous				
Total Expenses				**$ 31,565**
$ 3,946	/unit	or	34.58%	
Net Operating Income				**$ 59,704**

Capitalization Rate is:	7.46%
Cash required is:	$ 220,000
Cash flow after debt service is:	$ 16,288
Cash on cash return is:	7.40%
Return on equity is:	13.19%

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.