

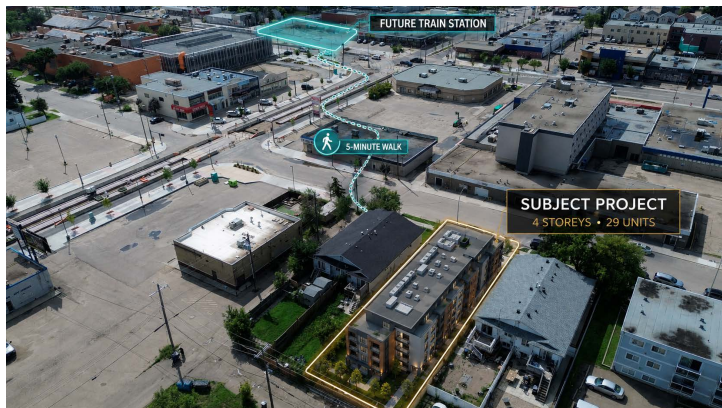
PROFORMA

10121 155 NW, Edmonton, Alberta

Asking price	\$5,990,000
Build style	Townhouse
Number of units	29
Year built	2025
Parking	2 parking pad
Completion	August 2026

Location:

High traffic volume. This is a great location next to a bus stop, close to grocery FreshCo, Shoppers, and Stony Plain rd – the major community road. Few mins walk to the future “Jasper Place” transit stop.



Description:

This is 29 units 4-story apartment in a corner lot. Target for affordable rental market - 67% rent below \$1100/m. Tenants only pay own electricity.

Note:

Buyer to assume existing mortgage 3.75% on loan amount \$5,130,380 + cash to close.

Average market value: \$206,551/ unit

INCOME & EXPENSE

INCOME

2-bed unit (9 units)	\$1,750/m
1-bed unit (18 units)	\$1,050/m
Bachelor (2 unit)	\$900/m
Total 29 units	

Annual income	\$437,400
Gross annual income	\$437,400
Vacancy rate	3%
Effective gross income	\$424,278

EXPENSES

Taxes	\$40,600	24%
Repair & Management	\$24,070	14%
Utilities	\$34,800	21%
Insurance	\$17,400	10%
Salaries	\$14,500	9%
Appliance Reserve	\$2,700	5%
Management Fee	\$18,032	11%
Misc.	\$8,486	5%
Total expenses	\$166,588	100%

FINANCING (Assume mortgage)

Mortgage rate	3.75%
Term	600 month
Mortgage loan	\$5,130,380
Mortgage amount	\$19,355
Cap rate	4.68%
Cash required	\$859,620

MAXWELL POLARIS'
TOP 10

Peter Chen



6
PETER
CHEN

Real Estate Agent /Multi-family expert

(780)716-1966 / (780)545-8888

MaxWell Polaris

CHAIRMAN AWARD 2022'S TOP AGENTS
MaxWell Where Real Estate Happens™

SCHEDULE D – AFFORDABLE HOUSING RENT ROLL

Unit Type	Unit Number	Rent per Month	Floor Area (SF)	Rent per SF	Market	Affordable Unit
1 Bedroom	3	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	4	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	5	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	6	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	7	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	8	\$1,050.00	333	\$3.15	No	Yes
1 Bedroom	9	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	10	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	11	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	12	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	13	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	14	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	15	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	16	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	17	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	18	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	19	\$1,050.00	333	\$3.15	Yes	No
1 Bedroom	20	\$1,050.00	333	\$3.15	Yes	No
2 Bedrooms	21	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	22	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	23	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	24	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	25	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	26	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	27	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	28	\$1,750.00	656	\$2.67	Yes	No
2 Bedrooms	29	\$1,750.00	656	\$2.67	Yes	No
Bachelor	1	\$900.00	311	\$2.89	No	Yes
Bachelor	2	\$900.00	311	\$2.89	No	Yes