



## 2-STOREY 6PLEX INVESTMENT OPPORTUNITY

11446 - 92 Street  
Edmonton, Alberta

**\$565,000**  
**(7.47% CAP)**



Quiet area, newer double garage at the rear of the house. Self contained, in-floor heating with new plumbing, up to date electrical and new windows. Close to bus routes and easy commute downtown. Basement makes for an ideal workshop or potential storage areas for tenants.



For more information please contact:

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

## Building Characteristics

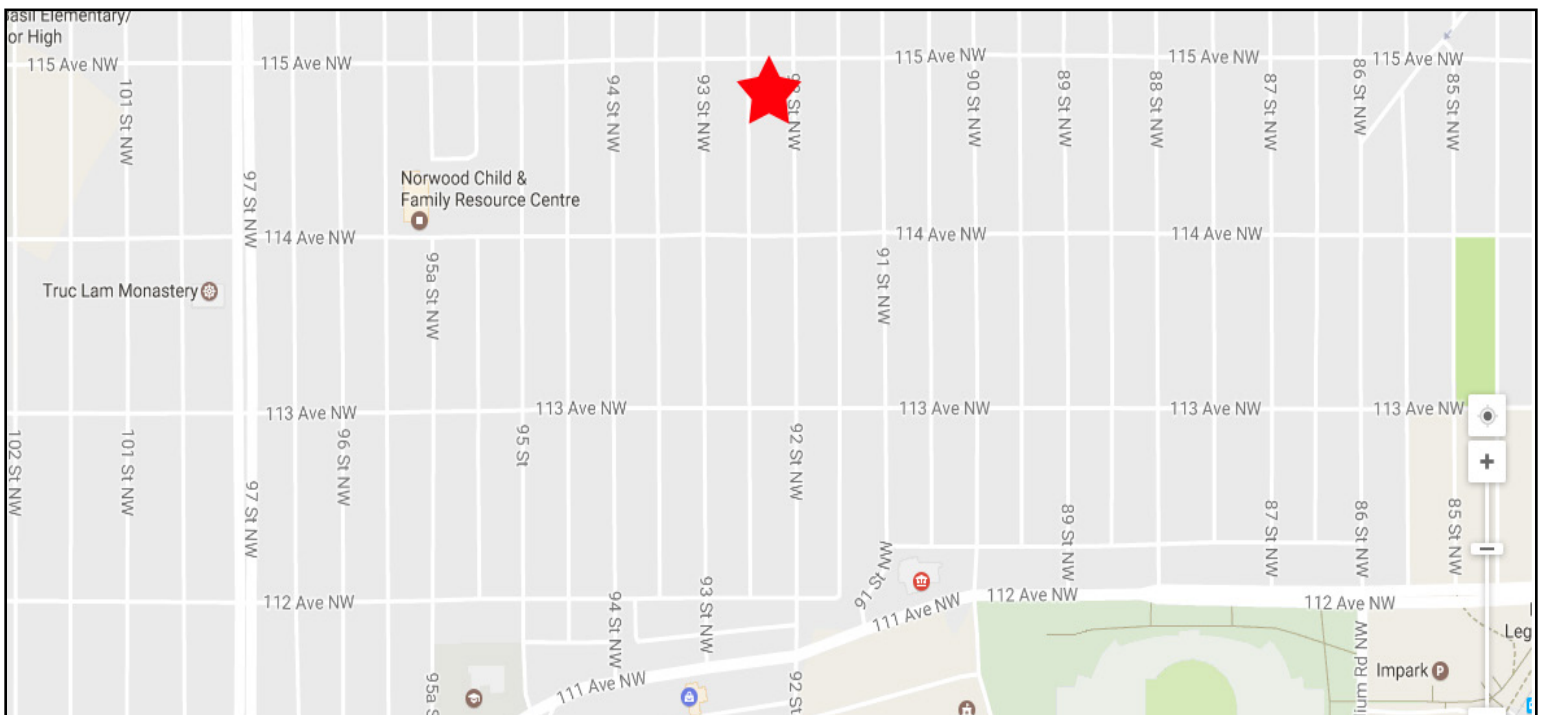
**Address:** 11446 - 92 Street Edmonton, AB  
**Legal:** Lot 17, Block 44, Plan RN43A  
**Building Type:** 6-Plex  
**Suite Mix:** 1 Bachelor, 5 1-Bedroom  
**Lot Size:** +/- 3,960 SF  
**Zoning:** RF3  
**Year Built:** 1912  
**Heating:** Radiant heating (Hot water, supplemented by electric baseboards in one unit)

**Price:** **\$565,000 (7.47% CAP)**

## Current Income & Expenses

	Annual	Monthly
Scheduled Income	\$60,600	\$5,050
Vacancy (5%)	-\$3,030	-\$253
<b>Total Income</b>	<b>\$57,570</b>	<b>\$4,798</b>
<b>Expenses</b>		
Taxes	\$2,545	\$212
Insurance	\$390	\$33
Property Mgmt (8%)	\$4,606	\$384
Repairs & Maintenance	\$3,000	\$250
Utilities	\$4,800	\$400
<b>Total Expense</b>	<b>\$15,341</b>	<b>\$1,278</b>
<b>Total Expense Per Unit</b>	<b>\$2,557</b>	
<b>Net Income</b>	<b>\$42,229</b>	<b>\$3,519</b>

## Location



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