

4746 55 Street - Current Proforma				
Rental Income				
Units	24 + Laundry	Monthly Income	Yearly Income	
14	\$958	\$13,417	\$160,999	1 Bedroom
6	\$1,103	\$6,615	\$79,380	2 Bedroom
4	\$956	\$3,825	\$45,900	Studio
1		\$185	\$2,216	Laundry
24		\$24,041	\$288,495	Totals
Vacancy 3%		\$23,320	\$279,841	Totals (Vacancy)
Expenses		Monthly	Annually	
Maintenance		\$1,660	\$19,920	
Pro. Mngmt.		\$1,923	\$23,080	8%
Utilities		\$2,500	\$30,001	Last 12 Months
Taxes		\$2,321.75	\$27,860.96	2025
Insurance		\$939.58	\$11,275	Current
Total Operating Expenses		\$9,345	\$112,136.44	
Expense to Income Ratio		38.87%	Net Income	\$176,359
Expense to Income Ratio (Vac)		40.07%	Net Income	\$167,704
	Actual	Projected 15%	Assumptions	
Price	\$3,200,000	\$3,200,000	Projected rent increase of 15% based on the market and unit variations. d - \$1101 d - \$1268	
Debt	\$0			
Down Payment	\$0			
Mort. Int. Rate	0.00			
Monthly Mort.*	\$0			
Yearly Mort.*	\$0			
Mth. Cash Flow	\$14,696.58	\$16,901	Red Deer Downtown average rents according to RentFaster.ca 00 260 Studio - \$1150	
Yrly. Cash Flow	\$167,704.14	\$202,813		
1 yr Debt Red.	\$0			
5 yr Debt Red.	\$0			
Cap Rate	5.51%	6.34%		
Vac. Cap Rate	5.24%	6.02%		