ANNUAL PROPERTY DATA - STABILIZED PRO	FORMA
	Mic R E
FOR	5114

Michael Fleming REALTY CORPORATION

5114 46th Avenue OLDS, Alberta OLDS, Alberta

\$1,350,000

flemingrealty.ca

		511	5114 46th Avenue OLDS, Alb			
	PROPERTY I	DETAILS				
LIST PRICE	\$1,350,000	12 Units	\$\$/ Suit	te \$112,500		:
ity			Rent	Monthly Income		
t	1974	Bach 1	\$800.00	\$800.00		

Yr Built	1974	Bach	1	\$800.00	\$800.00
Land Use	R3 Medium Density Residential	2 BR	11	\$950.00	\$10,450.00
Legal	Plan 5046FI Block 33 Lots 11,12				
Condo Plan	NA				
Land Size (sq ft)	13,506				
Building Size (sf)	10,759	Total	12		\$11,250.00

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5114 46th Avenue OLDS, Alberta

12 Units 1-Bach (approx 425 sf) 11 2BR (aaprox 725 sf) in OLDS ALBERTA. This is a well maintained building with many cosmetic upgrades to bathrooms kitchens, etc. Roof and mechanical in excellent condition. Professionally managed and very well tenanted. This building is very well located in Olds with a waiting list for tenants hoping to live in the building. Beautiful apartment buildings of this size and unit mix are rare and provide a wonderful opportunity to have outstanding cash flow in the future when the tenants have paid off the mortgage. Check out https://www.olds.ca for information on OLDS

SEE MORTGAGE DETAILS BELOW

NEW Mortgage Details	30 year amortization	Total
Mortgage Amount Sep	-22 \$1,000,000	
Interest Rate	4.500%	
Monthly Payment	\$5,103	
Yearly Debt Service	\$61,235	
Debt Reduction Year 1	Aug-2023 \$16,251	
End of Term Balance Au	z-2027 \$911,003	
Debt Reduction to end of term	\$88,997	

perta	INCOME				
SCHEDULED RENTAL INC			\$135,000.00		
Vacancy	5%	· · · ·			
EFFECTIVE RENTAL INC		\$6,750.00 \$128,250.00			
			J120,230.00		
		Laundry	\$2,500.00		
GROSS OPERATING INCOME			\$130,750.00		
	EXPENSES		,200,700,00		
Item	%	Amount	\$\$/Ste/yr		
2022 Taxes	16.61%	\$9,006	\$750.50		
Property Insurance	12.91%	\$7,000	\$583.33		
Utilities - All	27.67%	\$15,000	\$1,250.00		
Repairs and Maintenance	18.82%	\$10,200	\$850.00		
Property Management	22.14%	\$12,000	\$1,000.00		
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Miscellaneous	1.84%	\$1,000	\$83.33		
TOTAL OPERATING EXPENSES	100.00%	\$54,206	\$4,517		
Expense/Income Ratio	41.46%	<i>+•</i> .)_=••	<i>\\\\\\\\\\\\\</i>		
-	SUMMARY				
List Price		\$1,350,000)		
Total Debt		\$1,000,000	74.07%		
Owner Equity (Down Payment					
Gross Operating Income \$130,750					
Total Operating Expenses		\$54,206			
NET OPERATING INCOME		\$76,544			
CAP Rate		5.67%			
Mortgage per Unit		\$83,333			
Yearly Debt Servicing		\$61,235			
Cash Flow After Debt		\$15,309			
1 year Debt Reduction		\$16,251			
Total Annual Return		\$31,560			
OVERALL Annual Rate		9.02%			
Cash on Cash Return		4.37%			
Gross Rent Multiplier		10.00			
% Mortgage to Value		74.07%			

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy, with all information contained herein being subject to errors, omissions, conditions, withdrawal or other changes without notice and same should not be relied upon without independent verification. Michael Fleming Realty Corporation

June 10. 2022