ANNUAL PROPERTY DATA - STABILIZED PRO FORMA										
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							Michael	Fler	ning	
							REALTY CO	, R P O R A '	TION	
							129 Centre Stre	et SS	UNDRE.	Alberta
								RE, Albert	-	
SA							\$1,250,000			
flemingrealty.ca										
129 Centre Street S SUNDRE, Alberta										
PROPERTY DETAILS							INCOME			
LIST PRICE \$1,250,000			nits	\$\$/ Su	ite \$104,167		SCHEDULED RENTAL IN	COME		\$135,000.00
							Vacancy	5%		\$6,750.00
Community				Rent	Monthly Incor	าย	EFFECTIVE RENTAL INC	OME		\$128,250.00
Yr Built	1984	Bach	1	\$800.00	\$800.00					
Land Use	R2 General Residential District	2 BR	11	\$950.00					Laundry	\$2,500.00
Legal				,	, ,		GROSS OPERATING INCOME			\$130,750.00
Condo Plan								EXPENSES		
Land Size (sq ft)	13,633						Item	%	Amount	\$\$/Ste/yr
Building Size (sf)	10,764	Total	12		\$11,250.00		2022 Taxes	23.13%	\$14,200	\$1,183.33
	129 Centre Street S SUN	DRE.	Albei	rta			Property Insurance	11.40%	\$7,000	\$583.33
		, .					Utilities - All	29.32%	\$18,000	\$1,500.00
This is the	e sale of units 1-12 inclusive in	Condo	mini	um Plan 9	912029		Repairs and Maintenance	16.61%	\$10,200	\$850.00
12 Units 1-Bach 11 2BR in SUNDRE ALBERTA. This is a well maintained							Property Management	19.54%	\$12,000	\$1,000.00
									<i>+,</i>	+ = / • • • • • •
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 situated in Sundre 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							TOTAL OPERATING EXPENSES	100.00%	\$61,400	\$5,117
							Expense/Income Ratio	46.96%	+,	+-)
mortgage. Check out https://www.sundre.com for info on Sundre.								SUMMARY		
							List Price		\$1,250,00	0
							Total Debt		\$915,000	
							Owner Equity (Down Paymen	t)	\$335,000	
							Gross Operating Income	-,	\$130,750	
SEE MORTGAGE DETAILS BELOW							Total Operating Expenses		\$61,400	
									\$69,350	
							CAP Rate		5.55%	
							Mortgage per Unit		\$76,250	
						┥┝	Yearly Debt Servicing		\$55,480	
NEW Mortg	age Details 30 year a	mor <u>tizatio</u>	on		Total	┥┠	Cash Flow After Debt		\$13,870	
Mortgage Amor						┥┝	1 year Debt Reduction		\$14,870	
Interest Rate 4.500%							Total Annual Return		\$28,740	
Monthly Payment \$4,623							OVERALL Annual Rate		8.58%	
Yearly Debt Servic		┥┠	Cash on Cash Return		4.14%					
Debt Reduction Year 1 Aug-2023 \$14,870						┥┣	Gross Rent Multiplier		9.26	
Dept Reduction Year 1 Aug-2023 \$14,870							Gross Nent Multiplier		5.20	

June 22, 2022

73.20%

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

% Mortgage to Value

End of Term Balance

Debt Reduction to end of term

Aug-2027

\$833,568

\$81,432