

FOR SALE

RE/MAX
COMMERCIAL®

Westmount Villa Apartments

11736 - 130 St, Edmonton | Alberta



PROPERTY

\$ 749,000

- Steps from major transit routes, St Albert Trail and 118 Ave
- Upgrades include:
 - Flooring, trim, & paint in common areas (2016)
 - Fire upgrades & windows replaced (2013)
 - Toilets in all units (2011)
 - Flooring in all units (2010)
 - Roof (2007 - 25 yr shingles)

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RE/MAX Commercial Capital
Ritchie Mill Business Centre
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5
780 757 1010

PROPERTY DETAILS

Address	11736 - 130 St, Edmonton	
Legal Description	Lot 2, Block 7, Plan 5869HW	
Age	1958	
Suite Mix	One Bedroom	1
	Two Bedroom	5
	Total	6
Zoning	RA7 (Lowrise Apartment)	
Lot Size	6,510 SF	
Parking	6 Surface Stalls	
Construction	Wood Frame Stucco & Wood Siding	
Power	Separately Metered Suites	
Heating	Hot water	

RENT ROLL & SUITE MIX

Suite	Beds	Rent
1	2	\$1,100
2	2	\$1,100
3	2	\$1,100
4	1	\$900
5	2	\$1,100
6	2	\$1,100
Monthly		\$6,200
Annual		\$74,400

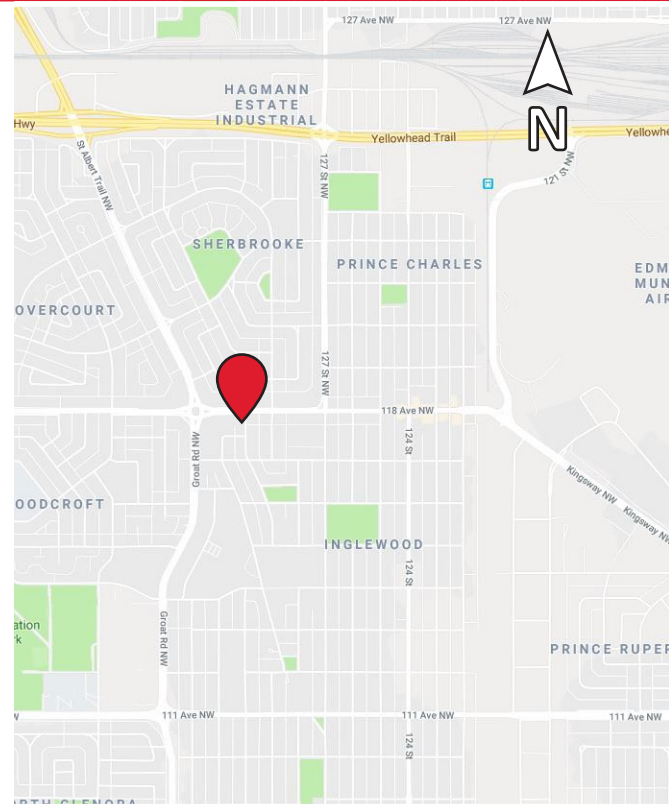
CURRENT INCOME & PROFORMA EXPENSES

	Annual	Per Unit/Year	
Income	Scheduled Income	\$74,400	\$12,400
	Laundry (Proforma)	\$864	\$144
	Vacancy (5%)	-\$3,720	-\$620
	Total Income	\$71,544	\$11,924
Expenses	Taxes (2017)	\$6,525	\$1,088
	Utilities (2017)	\$10,312	\$1,719
	Insurance	\$2,428	\$405
	Management (6%, proforma)	\$4,293	\$715
	Repairs & Maintenance (Proforma)	\$4,200	\$700
	Total Expense	\$27,758	\$4,626
	Total Expense Per Unit	\$4,626	38.80%
Net Income	\$43,786		

FINANCIALS

Asking Price at \$124,833/dr	\$749,000
Mortgage (Buyer gets new first, 70% LTV, 3.5%, 30 yr)	\$524,300
Loan to Value	70%
Downpayment	\$224,700
Net Operating Income	\$43,786
Mortgage Payment	\$40,032
Cash Flow	\$3,754
Cash on Cash Return	1.67%
Mortgage Paydown (Avg yrs 1 - 5)	\$23,662
Return on Equity (Exclusive of appreciation)	12.20%

CAP	Price	\$/Door
5.85%	\$749,000	\$124,833



CONTACT US

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