	ANNOALTIN	OPERTY DATA -	MIXED USE COM	MMERCIAL RET	AIL, OFFICE AND	D RESIDENTIAL PR	O FORMA	
		1					ael Fle	ming
		Com	munity	Lower Moun	t Roval			
	and the second s	Land Siz	-	17933		REAL	TY CORPOR	RATION
			Yr Built	1970		1235 17tl	n Ave SW	
			and Use Co	orridor 1(C-CO	R f3.0h23)		GARY	FOR
	an infinite and			an 179R Block		_	100,000	
	The second se						ngrealty.ca	SALE
	And	1						
ME T	ower			th Ave SW			ower Mount Ro	-
RESIDENTIAL	# of Units	RESIDENTIAL Average Rent		onthly Rent	Yearly Rent	Average Rent	CTED RENT FOR RES Monthly Rents	Yearly Rents
1BR unfurnished	43	\$1,154.19	141	\$49,630	\$595,560	\$1,655	\$71,165	\$853,980
furnished 1BR	5	\$1,308.00		\$6,540	\$78,480	\$1,695	\$8,475	\$101,700
				AFC 470	4674 444	\$1,695	670.010	
TOTAI Scheduled Renta		\$674,040	Laundry	\$56,170 \$4,162	\$674,040	TOTALS	\$79,640 Rental income	\$955,680 \$955,680
TOTAL Residentia		\$678,202		φ-1,102			dential Income	\$959,842
Residential Exp	penses	\$322,735	(65% of Total Expe			Residen	tial Expenses	\$322,735
			NET IN	COME	\$355,467		NET INCOME	\$637,107
		COMMERCIA	L				PARKING	
TYPE #units	Rents / Mo		AVG\$/sf/m	REN	TS /Yr			
Office 14	\$20,903	9,295	\$2.25	\$25	60,830			
Office Vacant 5 Retail 4	¢42.200	3,758	ć2.47	<u>É a</u>	6 500	Parking Income	\$48,06	
Retail 4 Retail Storage 3	\$12,208 \$2,049	3,517 1,312	\$3.47 \$1.56		4,593	Parking Expense \$5,642 NET INCOME \$42,427		
TOTAL 26	\$35,160	17,882	\$1.97		1,923			
COMMERCIAL EXPENSES		\$208,384	NET INCOME	\$21	3,539			
Inc	ome TOTALS		F	xpenses TOTAL	s	INCOME	TOTALS PROJECTE	D RENTALS
Residential Schedu		\$674,040		al Expenses	\$322,735	L	Schedule Income	\$955,680
Laundry Inco	ome	\$4,162	Commercia	al Expenses	\$208,384	Laund	ry Income \$4,162	
Commercial In	icome	\$421,923		Expenses	\$5,642	Comme	mercial Income \$421,9	
Parking Income \$48,069 Other E				Ć10 01 F			ć 40.0C0	
Parking Inco	me Total Income	\$48,069 \$1,148,194		xpenses EXPENSES	\$19,915 \$556,676		ng Income Total Income	\$48,069 \$1,429,834
	Total Income	\$1,148,194	TOTAL E		\$19,915 \$556,676	Parkii	Total Income	
	Total Income Operating Incom	\$1,148,194 e \$591	TOTAL E			Parkii	Total Income	\$1,429,834 \$873,158
	Total Income	\$1,148,194	TOTAL E			Parkii	Total Income	\$1,429,834 \$873,158
	Total Income Operating Incom Cap Rate	\$1,148,194 e \$591 4.1%	TOTAL E		\$556,676	Parkii	Total Income ating Income Cap Rate	\$1,429,834 \$873,158 6.1%
Net (Total Income Operating Incom Cap Rate Existing I	\$1,148,194 e \$591 4.1%	,518			Parkin Net Opera	Total Income ating Income <u>Cap Rate</u> SUMMARY - Proje	\$1,429,834 \$873,158 6.1% ected Residenti
Net 0 MORTGA	Total Income Derating Incom Cap Rate Existing I GE AMOUNT	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500	TOTAL E	List Price	\$556,676	Parkii Net Opera \$14,400,000	Total Income ting Income Cap Rate SUMMARY - Proje \$14,40	\$1,429,834 \$873,158 6.1% ected Residenti 0,000
Net 0 MORTGA Interest R	Total Income Derating Incom Cap Rate Existing I GE AMOUNT ate	\$1,148,194 e \$591 4.1% = =inance Apr-21 \$7,500 2.00	TOTAL E	List Price Total Debt	\$556,676 SUMMARY	Parkii Net Opera \$14,400,000 \$7,500,000	Total Income Cap Rate SUMMARY - Proje \$14,400 \$7,500	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000
Net C MORTGA Interest R Amortizat	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs)	\$1,148,194 e \$591 4.1% =:inance Apr-21 \$7,500 2.00 25	TOTAL E ,518 0,000 6% .0	List Price Total Debt Owner Equi	\$556,676 SUMMARY y (dwn pymt)	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000	Total Income Cap Rate SUMMARY - Proj \$14,40 \$7,500 \$6,900	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000
Net C MORTGA Interest R Amortizat Payment	Total Income Derating Incom Cap Rate Existing I GE AMOUNT Late Lion (yrs) Month	\$1,148,194 e \$591 4.1% = inance Apr-21 \$7,500 2.00 25 \$31,	TOTAL E ,518 0,000 6% .0 969	List Price Total Debt Owner Equi Gross Opera	\$556,676 SUMMARY y (dwn pymt) ting Income	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194	Total Income Cap Rate SUMMARY - Proj \$14,40 \$7,500 \$6,900 \$1,429	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,834
Net C MORTGA Interest R Amortizat Payment Yearly De	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 2.00 25 \$31, \$383	TOTAL E ,518 0,000 6% .0 969 ,630	List Price Total Debt Owner Equi Gross Opera Total Opera	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676	Total Income Cap Rate SUMMARY - Proj \$14,400 \$7,500 \$6,900 \$1,429 \$556,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,834 676
Net C MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 2.00 25 \$31, \$383 Jan-25 \$232	TOTAL E ,518 0,000 6% .0 969 ,630 ,109	List Price List Price Total Debt Owner Equi Gross Opera Total Opera NET OPERAT	\$556,676 SUMMARY y (dwn pymt) ting Income	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518	Total Income Cap Rate SUMMARY - Proj \$14,400 \$7,500 \$6,900 \$1,429 \$556, \$873,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,834 676 158
Net C MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ter	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,29	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436	List Price List Price Total Debt Owner Equi Gross Opera Total Opera NET OPERAT CAP Rate	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1%	Total Income Cap Rate SUMMARY - Proj \$14,40 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,834 676 158 %
Net C MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ter	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,29	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436	List Price List Price Total Debt Owner Equi Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630	Total Income Cap Rate SUMMARY - Proje \$14,40 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1 \$383,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,834 676 158 % 630
Net C MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ten Debt Red	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,291 erm \$1,209	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889	Total Income Cap Rate SUMMARY - Proje \$14,40 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1 \$383, \$489,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,
Net O MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ten Debt Red	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retai	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,299 erm \$1,209	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at I Yr Debt R	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109	Total Income Cap Rate SUMMARY - Proje \$14,40 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1 \$383, \$489, \$232,	\$1,429,834 \$873,158 6.1% ected Residentii 0,000 0
Net O MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ten Debt Red ME Tower is a 7 storey .7th Ave SW in LOWER	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retai MOUNT ROYAL, o	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,299 erm \$1,209 I/ Office building one of Calgary's	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on best rental	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109 \$439,998	Total Income Cap Rate SUMMARY - Proje \$14,400 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1' \$383, \$489, \$232, \$721,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,
Net O MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ter Debt Red Debt Red VITh Ave SW in LOWER ocations. The street lev	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retail MOUNT ROYAL, vel is 100% retail	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,299 erm \$1,209 I/ Office building one of Calgary's The 2nd and 3r	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on best rental d floor have a	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at I Yr Debt R	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction Return	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109 \$439,998 6.4%	Total Income Cap Rate SUMMARY - Proj \$14,400 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1' \$383, \$489, \$232, \$721, 10.5	\$1,429,834 \$873,158 6.1% ected Residenti 0,000
Net O MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ter Debt Red ME Tower is a 7 storey L7th Ave SW in LOWER	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retail MOUNT ROYAL, vel is 100% retail.	\$1,148,194 e \$591 4.1% Finance Apr-21 \$7,500 2.00 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,290 erm \$1,209 I/ Office building one of Calgary's The 2nd and 3r floors have 48 1	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on best rental d floor have a BR residential	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at I Yr Debt R Total Annua	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction Return nual Return	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109 \$439,998	Total Income Cap Rate SUMMARY - Proje \$14,400 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1' \$383, \$489, \$232, \$721,	\$1,429,834 \$873,158 6.1% ected Residenti 0,000
Net 0 MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ten Debt Red Obt Red Obt Red Obt Red NE Tower is a 7 storey 17th Ave SW in LOWER ocations. The street lev 00% office componen uites. There are 28 un	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retail MOUNT ROYAL, vel is 100% retail. t. The remaining derground and 20	\$1,148,194 e \$591 4.1% =inance Apr-21 \$7,500 25 \$31, \$383 Jan-25 \$232 Mar-26 \$6,299 erm \$1,209 I/ Office building one of Calgary's The 2nd and 3r floors have 48 1 5 surface parking	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on best rental d floor have a BR residential g stalls. THE	List Price Total Debt Owner Equi Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow al I Yr Debt R Total Annua OVERALL An	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction Return nual Return 1 Return	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109 \$439,998 6.4%	Total Income Cap Rate SUMMARY - Proj \$14,400 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1' \$383, \$489, \$232, \$721, 10.5	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,834 676 158 % 630 529 109 638 % %
Net O MORTGA Interest R Amortizat Payment Yearly De 1 Yr Debt End of ter Debt Red ME Tower is a 7 storey I.7th Ave SW in LOWER ocations. The street lev 100% office componen uites. There are 28 un MORTGAGE MAY BE AS	Total Income Derating Incom Cap Rate Existing I GE AMOUNT tate tion (yrs) Month ebt Service Reduction rm balance uction to end of t Residential /Retail MOUNT ROYAL, vel is 100% retail. t. The remaining derground and 20	\$1,148,194 e \$591 4.1% = inance Apr-21 \$7,500 25 \$311, \$383 Jan-25 \$232 Mar-26 \$6,290 erm \$1,200 I/ Office buildin one of Calgary's The 2nd and 3r floors have 48 1 5 surface parkin TO THE BUYER	TOTAL E ,518 0,000 6% .0 969 ,630 ,109 0,436 9,564 g located on best rental d floor have a BR residential g stalls. THE	List Price Total Debt Owner Equit Gross Opera Total Opera NET OPERAT CAP Rate Yearly Debt Cash Flow at I Yr Debt R Total Annua OVERALL An Cash on Cas %Mortgage	\$556,676 SUMMARY y (dwn pymt) ting Income ting Expenses ING INCOME Service ter Debt eduction Return nual Return n Return n Return to Value	Parkii Net Opera \$14,400,000 \$7,500,000 \$6,900,000 \$1,148,194 \$556,676 \$591,518 4.1% \$383,630 \$207,889 \$232,109 \$439,998 6.4% 3.0%	Total Income Cap Rate SUMMARY - Proj \$14,40 \$7,500 \$6,900 \$1,429 \$556, \$873, 6.1 \$383, \$489, \$232, \$721, 10.5 7.1 \$22.1	\$1,429,834 \$873,158 6.1% ected Residenti 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,834 676 158 % 630 529 109 638 % %

EXISTING MORTGAGE - With outstanding balances and principal paydowns



Michael Fleming REALTY CORPORATION

flemingrealty.ca								
PROPERTY:	1235 17th Av	ve SW	BORROWER:	Current Owner				
BUILDING NAME:	ME Tow	er	LENDER:	CIBC 5252303.1				
DATE:	November 27, 2023		ASSUMPT	ION OF EXISTING MOR	TGAGE			
LOAN D	ΑΤΑ			END OF TERM D	ATA			
ORIGINAL Loan Amount	\$7,500,000.00		Date at En	d of Term	March 1, 2026			
Annual Interest Rate	2.058%		Estimated Balanc	e at End of Term	\$6,290,436.07			
Amortization Period (years)	25.00		Principal Reduction	on to end of term	\$519,073.12			
Loan Term (years)	5.00		Av\$\$ / yr Reduction	from Start of Loan	\$241,912.79			
First Payment Date	April 1, 2021		Selected Date	Balance				
PAYMENTS		ASSUMPTION DATE	February 1, 2024	\$6,809,509.19				
Monthly Payment	\$31,969.14		January 1, 2025 \$6,583,842.43					
Yearly Payment	\$383,629.69		1 Year paydown \$225,666.76					

	Payment Date	Payment	Interest	Principal	Balance	Principal Reduction	YEAR END
	April 1, 2021				\$7,500,000.00		
12	March 1, 2022	\$31,969.14	\$12,444.67	\$19,524.47	\$7,267,890.70	\$232,109.30	End of Year 1
24	March 1, 2023	\$31,969.14	\$12,040.79	\$19,928.35	\$7,030,980.01	\$236,910.69	End of Year 2
33	December 1, 2023	\$31,969.14	\$11,732.40	\$20,236.74	\$6,850,086.40		
34	January 1, 2024	\$31,969.14	\$11,697.84	\$20,271.30	\$6,829,815.10		
35	February 1, 2024	\$31,969.14	\$11,663.23	\$20,305.91	\$6,809,509.19		
36	March 1, 2024	\$31,969.14	\$11,628.55	\$20,340.59	\$6,789,168.60	\$241,811.41	End of Year 3
37	April 1, 2024	\$31,969.14	\$11,593.81	\$20,375.33	\$6,768,793.27		
38	May 1, 2024	\$31,969.14	\$11,559.02	\$20,410.12	\$6,748,383.15		
39	June 1, 2024	\$31,969.14	\$11,524.17	\$20,444.97	\$6,727,938.18		
40	July 1, 2024	\$31,969.14	\$11,489.25	\$20,479.89	\$6,707,458.29		
41	August 1, 2024	\$31,969.14	\$11,454.28	\$20,514.86	\$6,686,943.43		
42	September 1, 2024	\$31,969.14	\$11,419.25	\$20,549.89	\$6,666,393.54		
43	October 1, 2024	\$31,969.14	\$11,384.15	\$20,584.99	\$6,645,808.55		
44	November 1, 2024	\$31,969.14	\$11,349.00	\$20,620.14	\$6,625,188.41		
45	December 1, 2024	\$31,969.14	\$11,313.79	\$20,655.35	\$6,604,533.06		
46	January 1, 2025	\$31,969.14	\$11,278.51	\$20,690.63	\$6,583,842.43		
47	February 1, 2025	\$31,969.14	\$11,243.18	\$20,725.96	\$6,563,116.47		
48	March 1, 2025	\$31,969.14	\$11,207.79	\$20,761.35	\$6,542,355.12	\$246,813.48	End of Year4
60	March 1, 2026	\$31,969.14	\$10,778.32	\$21,190.82	\$6,290,436.07	\$251,919.05	End of Year 5

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

ME TOWERS 1235 17th AVE SW CALGARY - INCOME SUMMARY

ME Tower		1235 17th Ave SW	November 27, 2023
ТҮРЕ	#units	SF	RENTS /Yr
RESIDENTIAL	48		\$674,040.00
COMMERCIAL	26	17,882	\$421,923.12
TOTAL	74	17,882	\$1,095,963.12

RESIDEN	ITIAL	1235 17th Ave SW			
ТҮРЕ	# UNITS	Avg. Rent/m	RENTS /Yr		
1BR unfurnished	43	\$1,154.19	\$595,560.00		
furnished 1BR	5	\$1,308.00	\$78,480.00		
TOTAL	48	\$1,170.21	\$674,040.00		

COMMER	RCIAL	1235 17t		
ТҮРЕ	#units	SF	AVG\$/sf/m	RENTS /Yr
Office	14	9,295	\$2.25	\$250,830.12
Office Vacant	5	3,758		
Retail	4	3,517	\$3.47	\$146,499.96
Retail Storage	3	1,312	\$1.56	\$24,593.04
TOTALS	26	17,882	\$1.97	\$421,923.12

ME TOWERS - 1235 17th AVE SW SUMMARY INCOME AND EXPENSES

ITEM	Residential	Commercial	Parking	Other	Totals
Total Rental from					
Rentroll	\$674,040.00	\$421,923.12	\$48,069.00		\$1,144,032.12
Other income					
Laundry	\$4,161.92			\$8,739.16	\$12,901.08
Total Income	\$678,201.92	\$421,923.12	\$48,069.00	\$8,739.16	\$1,156,933.20

EXPENSES - ME TO	WER	1235 17th	Ave SW	Calgary	November 27, 2023
ITEM	Residential	Commercial	Parking	Other	Total
Advertising and Promotions	\$210.00		\$250.00	\$1,386.00	\$1,846.00
Computer and Internet	\$12,640.00	\$480.00			\$13,120.00
Credit Check	\$479.00				\$479.00
Furniture	(\$13,628.82)	\$122.02			(\$13,506.80)
Insurance	\$7,219.63	\$5,305.74	\$432.43		\$12,957.80
Janatorial	\$15,194.48	\$13,174.20			\$28,368.68
Landscaping	\$74.35	\$45.13			\$119.48
Locks&Keys	\$1,031.66	\$984.50			\$2,016.16
Maintennce supplies	\$24,175.00	\$118.97			\$24,293.97
Management Fee			\$4,400.00		\$4,400.00
Office Supplies	\$55.75	\$39.04	\$54.98		\$149.77
Pest Control	\$525.00	\$1,800.00			\$2,325.00
Professional Fees	\$749.16	\$140.15			\$889.31
2023 Property Tax	\$105,790.57	\$56,964.15			\$162,754.72
Repairs and Mintenance	\$87,066.29	\$70,353.65	\$505.00	\$17,729.54	\$175,654.48
Security	\$4,415.94	\$3,089.25			\$7,505.19
Snow Removal	\$251.03	\$167.45			\$418.48
Telephone	\$266.95	\$192.41			\$459.36
Utilities	\$72,689.69	\$52,936.88		\$799.14	\$126,425.71
Waste Management	\$3,529.31	\$2,470.19			\$5,999.50
TOTAL Expenses	\$322,734.99	\$208,383.73	\$5,642.41	\$19,914.68	\$556,675.81

26	17,882				\$1,352.32	\$35,160.26	\$1,758.02	\$36,918.28
Info re	ceived fi	rom Owner Nov	2023		ME Tower	1235 1	7th Ave	SW
Unit	Size SF	Type of Unit	Bedroom Type	Lease Start	Lease end	Current Rent	GST	TOTAL
B1	850	Office Vacant						
В2	950	Retail Storage		November 1, 2023	October 31, 2025	\$1,504.17	\$75.21	\$1,579.38
В3	295	Retail Storage		November 1, 2019	October 31, 2023	\$467.08	\$23.35	\$490.43
B4	67 Bike	Retail Storage		November 1, 2019	October 31, 2024	\$78.17	\$3.91	\$82.08
B5A	room	Bike room						
B5		ME Office						
100	180	Retail		January 1, 2020	October 31, 2024	\$735.00	\$36.75	\$771.75
101	1630	Retail		August 1, 2019	July 31, 2024	\$5,433.33	\$271.67	\$5,705.00
102	600	Retail		November 1, 2019	October 31, 2027	\$2,350.00	\$117.50	\$2,467.50
103	1107	Retail		September 1, 2022	August 31, 2027	\$3,690.00	\$184.50	\$3,874.50
201	841	Office		March 1, 2023	February 28, 2025	\$1,892.25	\$94.61	\$1,986.86
202A	978	Office Vacant						
203	415	Office		June 1, 2020	August 31, 2023	\$1,175.25	\$58.75	\$1,234.00
204	455	Office		September 1, 2021	September 30, 2024	\$834.16	\$41.71	\$875.87
205	410	Office		March 1, 2022	February 29, 2024	\$820.00	\$41.00	\$861.00
206	580	Office		August 1, 2020	July 31, 2028	\$1,474.16	\$73.71	\$1,547.87
207	580	Office		July 1, 2020	July 31, 2028	\$1,474.16	\$73.71	\$1,547.87
208 / 209	953	Office		September 1, 2021	August 31, 2026	\$2,328.08	\$116.42	\$2,444.50
210	630	Office		March 1, 2023	February 28, 2025	\$1,260.00	\$63.00	\$1,323.00
300-A	650	Office Vacant						
300-В	650	Office		December 1, 2022	December 14, 2024	\$1,570.83	\$78.54	\$1,649.37
301	350	Office		May 1, 2018	April 30, 2028	\$736.46	\$36.82	\$773.28
303	881	Office		July 1, 2022	July 31, 2026	\$1,908.83	\$95.44	\$2,004.27
304	535	Office		December 1, 2021	November 30, 2024	\$1,114.58	\$55.73	\$1,170.31
305	880	Office		April 1, 2022	March 31, 2024	\$1,760.00	\$88.00	\$1,848.00
308	1135	Office		August 1, 2023	July 31, 2025	\$2,553.75	\$127.69	\$2,681.44
309	730	Office Vacant						
310	550	Office Vacant						