

ANNUAL PROPERTY DATA - STABILIZED PRO FORMA



2206 30 St SW

Calgary

\$4,169,000

flemingrealty.ca

Killarney Mews

2206 30 St SW

Killarney

PROPERTY DETAILS

LIST PRICE	\$4,169,000	22	Units	\$/ Suite	\$189,500
Community	Killarney	Average Rent		Monthly Income	
Yr Built	1981	Bach	1	\$1,045.00	\$1,045.00
Land Use	M-C1	1 BR	8	\$1,201.25	\$9,610.00
Legal		2 BR	10	\$1,340.00	\$13,400.00
Condo Plan	1412447	3 BR	3	\$1,471.67	\$4,415.00
Land Size (sq ft)	16,243	Total		22	\$28,470.00
Building Size (sf)					

INCOME

SCHEDULED RENTAL INCOME		\$341,640.00
Vacancy	3%	\$10,249.20
EFFECTIVE RENTAL INCOME		\$331,390.80
Parking		\$15,180.00
Laundry		\$5,050.32
GROSS OPERATING INCOME		\$351,621.12

EXPENSES

Item	%	Amount	\$/Ste/yr
2019 taxes	27.08%	\$30,990	\$1,408.63
Property Insurance	5.55%	\$6,350	\$288.63
Repairs and Maintenance	20.03%	\$22,925	\$1,042.02
Property Management	10.49%	\$12,000	\$545.45
Utils Electrical -Rental	6.00%	\$6,861	\$311.88
Utils Natural Gas - Rental	12.07%	\$13,810	\$627.74
Utils Waste Removal -Rental	3.23%	\$3,699	\$168.12
Utils Water/Sewer	7.34%	\$8,400	\$381.83
Advertising Licencing	0.40%	\$462	\$21.00
Supplies	7.31%	\$8,362	
Telephone&Communications	0.50%	\$577	\$26.25
TOTAL OPERATING EXPENSES	100.00%	\$114,436	\$4,822
Expense/Income Ratio	32.55%		

SUMMARY

List Price	\$4,169,000	
Total Debt May-2020	\$2,341,777	56.17%
Owner Equity (Down Payment)	\$1,827,223	
Gross Operating Income	\$351,621	
Total Operating Expenses	\$114,436	
NET OPERATING INCOME	\$237,185	
CAP Rate	5.69%	
Mortgage per Unit	\$106,444	
Yearly Debt Servicing	\$134,308	
Cash Flow After Debt	\$102,877	
1 year Debt Reduction	\$64,946	
Total Annual Return	\$167,823	
OVERALL Annual Rate	9.18%	
Cash on Cash Return	5.63%	
Gross Rent Multiplier	12.20	
% Mortgage to Value	56.17%	

Killarney Mews 2206 30 St SW Killarney

This is the sale of all 22 units of CONDO PLAN 1412447

22 unit wood frame apartment across from the park and pool in Killarney

All units have either a balcony or patio

Large units with secured underground parking

4 units over 1,000 sf, 9 units at approx 900 sf, 8 units over 700 sf, the smallest unit is 560 sf

PLEASE NOTE - Heat and water are included in the rents



Please make offers subject to viewing

EXISTING Mortgage Details

Total

Approx Balance	May-2020	\$2,341,777	\$2,341,777
Interest Rate		2.760%	
Monthly Payment		\$11,192	\$11,192
Yearly Debt Service		\$134,308	\$134,308
Debt Reduction Year 1	Apr-2021	\$64,946	\$64,946
End of Term Balance	Jun-2024	\$2,046,003	\$2,046,003
Debt Reduction to end of term		\$295,774	\$295,774

January 28, 2020

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