

UNIQUE TRIPLEX - BANKVIEW

ANNUAL PROPERTY DATA - STABILIZED PRO FORMA



Michael Fleming
REALTY CORPORATION



2617 17A St SW

Calgary

\$975,000

flemingrealty.ca

Bankview Triplex

2617 17A St SW

Bankview

PROPERTY DETAILS					
LIST PRICE	\$975,000	3 Units	\$\$/ Suite	\$325,000	
Community	Bankview		Rent	Monthly Income	
Yr Built	1950	A 1	\$1,600.00	\$1,600.00	
Land Use	M-C2	B 1	\$1,600.00	\$1,600.00	
Legal	Plan 1611296 Block 18 Lot 12	C 1	\$1,575.00	\$1,575.00	
Land Size (sq ft)	4,192				
Title	191 029 152	Total 3		\$4,775.00	

2617 17A St SW

Bankview

Unique COMPLETELY renovated Triplex



Unit A - LOWER 1 BR is furnished utilites are incl
Unit B - MAIN 2BR 2 baths tenant pays utilities
Unit C - UPPER 2 BR tenant pays own utilities

Each unit has their own laundry. There is a party wall agreement with adjacent apartment building

There is a current Real Property Report with compliance stamp . The renovations are extensive and exceptional with City permits in place. A well thought out, well designed top quality renovation . The rents and tenants reflect the quality of the renovated property. PLEASE make offers subject to viewing.



INCOME				
SCHEDULED RENTAL INCOME		\$57,300.00		
Vacancy	3%	\$1,719.00		
EFFECTIVE RENTAL INCOME		\$55,581.00		
Parking		\$2,400.00		
GROSS OPERATING INCOME		\$57,981.00		
EXPENSES				
Item	%	Amount	\$\$/Ste/yr	
2018 Taxes	38.85%	\$3,748	\$1,249.21	
Property Insurance	31.10%	\$3,000	\$1,000.00	
Repairs and Maintenance	15.55%	\$1,500	\$500.00	
Utilities - All	12.44%	\$1,200	\$400.00	
Miscellaneous	2.07%	\$200	\$66.67	
TOTAL OPERATING EXPENSES	100.00%	\$9,648	\$3,215.88	
Expense/Income Ratio	16.64%			

SUMMARY

List Price	\$975,000
Gross Operating Income	\$57,981
Total Operating Expenses	\$9,648
NET OPERATING INCOME	\$48,333

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