



Michael Fleming
REALTY CORPORATION



4211 Bow Trail SW

CALGARY ALBERTA

\$1,550,000

flemingrealty.ca

4211 Bow Trail SW

Rosscarrock

PROPERTY DETAILS

LIST PRICE \$1,550,000 6 Units \$\$/ Suite \$258,333

Community	Rosscarrock	LEGAL	P 1362S B 3 Lot 7,8
Yr Built	1970	Land Use	M-C1
		Land Size (sq ft)	6,243

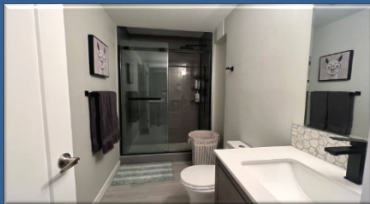
RENTAL INCOME

Type	#Units	Average Current Rent	Monthly Current Rent
1 BR	4	\$1,166.25	\$4,665.00
** 2 BR	1	\$2,150.00	\$2,150.00
3 BR	1	\$1,550.00	\$1,550.00
TOTAL	6		\$8,365.00

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Rosscarrock

6 plex in Rosscarrock 4 -1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 Br, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to schools and parks.



PROPOSED NEW MORTGAGE TERMS

Mortgage Amount as of Aug-24	\$850,000
Interest Rate	5.250%
Amortization (yrs)	30
Monthly Payment	\$4,665.34
Yearly Debt Service	\$55,984
Debt Reduction Year 1 Jul-2025	\$11,071
End of Term Balance Aug-2029	\$782,689
Debt Reduction to end of term	\$67,311

INCOME

SCHEDULED RENTAL INCOME		\$100,380
OTHER INCOME	Other	
	Parking	
	Laundry	\$700.00
TOTAL INCOME		\$101,080
Vacancy Allowance	3.00%	\$3,032
EFFECTIVE GROSS INCOME		\$98,048

EXPENSES

Item	%	Amount	\$\$/Ste/yr
2023 Taxes	19.52%	\$5,432	\$905.33
Property Insurance	8.50%	\$2,364	\$394.00
Utilities - All	43.60%	\$12,132	\$2,022.00
Utils Cable	2.29%	\$636	\$106.00
Repairs and Maintenance	18.33%	\$5,100	\$850.00
Resident Manager	7.76%	\$2,160	\$360.00
TOTAL OPERATING EXPENSES	100%	\$27,824	\$4,637
Expense/Income Ratio	28.38%		

SUMMARY

List Price	\$1,550,000
Total Debt Aug-2024	\$850,000 54.84%
Owner Equity (Down Payment)	\$700,000
Effective Gross Income	\$98,048
Total Operating Expenses	\$27,824
NET OPERATING INCOME	\$70,224
CAP Rate	4.53%
Mortgage per Unit	\$141,667
Yearly Debt Servicing	\$55,984
Cash Flow After Debt	\$14,240
1 year Debt Reduction	\$11,071
Total Annual Return	\$25,311
OVERALL Annual Rate	3.62%
Cash on Cash Return	2.03%
% Mortgage to Value	54.84%

May 19, 2024