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The HARV		ERTY DETAILS	933 18	th Ave	SW			OWER I	Mount Ro	yal
LIST PRICE			\$\$/ Suite	\$274,875	s	CHEDULED R			\$1	.62,000
					INCOME	Other				
Community Lov	wer Mount Roy	al Lega	P 445	3L B 14 L 2	ER IN	Parking				
Yr Built 1912 La	and Use 🛛 🛚 🔊	1-C2 Land Siz	e (sq ft)	5,996	OTHER	Laundry				
RENTAL INCO	ΟΜΕ	Average		Monthly		TOTAL	INCOME		\$1	.62,000
Туре	#Units	Current Rent	Cur	rrent Rent		Vacanc	y Allowance	. 3.00	%	4,860
1 BR	2	\$1,525.00		3,050.00		EFFECTIVE G	ROSS INCO	DME	\$1	57,140
2 BR	6	\$1,741.67	\$1	10,450.00						
							E	XPENSES	• •	
TOTAL	8			2 500 00		Item		%	Amount	\$\$/Ste/
933 18th Ave SW	8			13,500.00		2023 Tax		17.04% 5.27%	\$9,923	\$1,240.3
933 18th Ave Sw	The	HARVARD	Lower	Mount Royal		Property Insu operty Mana		16.41%	\$3,069 \$9,556	\$1,194.5
						operty wana	gennenit	10.4170	39,550	J1,194.J
The <b>HARVARD</b> is	conveniently	located within e	asv walking d	istance to		airs and Mai	-	41.21%	\$24,000	\$3.000.00
The <b>HARVARD</b> is the shops and servi- building has 8 large include new roof, nor replacement of old	ices of 17th A suites. Rece ew gutters, ne steam heat to	ve. S.W. The ent enhancement w eavestroughs forced air furna	well maintain ts and renovati (Dec 2023), ace, extensive	ned ions electrical		airs and Mai Utilities -	ntenance	41.21% 20.08%	\$24,000 \$11,696	\$3,000.00
the shops and servit building has 8 large include new roof, ne	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and			ntenance			
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Rep	Utilities	All		\$11,696	\$1,462.00
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Тота		All XPENSES	20.08%		
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Тота	Utilities -	ntenance All xPENSES Ratio	20.08%	\$11,696	\$1,462.0
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Тота	Utilities - L OPERATING E ense/Income	ntenance All xPENSES Ratio	20.08%	\$11,696	\$1,462.0
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA List I	Utilities - L OPERATING E ense/Income	All xPENSES Ratio	20.08%	\$11,696	\$1,462.00 \$7,281
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I	Utilities - L OPERATING E ense/Income Price	ntenance All xpenses Ratio s	20.08%	\$11,696 \$58,244 \$2,199,00	\$1,462.00 \$1,462.00 \$7,281 <b>0</b> \$33.20%
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Owr	Utilities - L OPERATING E ense/Income Price I Debt Sep-	ntenance All xpenses Ratio 2024 wwn Payme	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81	\$1,462.0 \$1,462.0 \$7,281 \$7,281 \$7,281 \$7,281 \$7,281 \$7,281
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Tota Owr Effect	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Do	ntenance All xPENSES Ratio 2024 wn Payme come	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18	\$1,462.00 \$1,462.00 \$7,281 0 9 53.20% 1
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TotA List I Tota Owr Effec	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In	ntenance All xpenses Ratio 2024 wn Payme come xpenses	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140	\$1,462.00 \$1,462.00 \$7,281 0 9 53.20% 1
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Tota Owr Effec Tota	Utilities - LOPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E	ntenance All xpenses Ratio 2024 wn Payme come xpenses	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244	\$1,462.00 \$1,462.00 \$7,281 0 9 53.20% 1
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit	ices of 17th A suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro	we. S.W. The ent enhancement we eavestroughs forced air furna s, new stairs an boms. There is a	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Tota Owr Effec Tota NET 0 CAP	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E OPERATING INC	ntenance All XPENSES Ratio 2024 wn Payme come xpenses OME	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit mortgage. See the t	ices of 17th A e suites. Rece ew gutters, ne steam heat to od floor repair th new bathrro terms set out b	tve. S.W. The ent enhancemen we eavestroughs forced air furna s, new stairs an ioms. There is a below.	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Tota Owr Effec Tota NET o CAP Mor Year	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E DPERATING INC Rate tgage per Uni Iy Debt Service	ntenance All xpenses Ratio 2024 wn Payme come xpenses OME t t	20.08%	\$11,696 \$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation wit mortgage. See the t	TING MORTG	AGE TERMS	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	TOTA Exp List I Tota Owr Effec Tota NET o CAP Mor Year Cash	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E OPERATING INC Rate tgage per Uni Iy Debt Service Flow After D	ntenance All XPENSES Ratio 2024 wn Payme come xpenses OME t t cing ebt	20.08%	\$11,696 \$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation with mortgage. See the to suite renovation with mortgage. See the to EXIS	TING MORTG	AGE TERMS 1,169,819	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Rep       TOTA       Exp       List I       Tota       Owr       Effect       Tota       Owr       Cap       Mor       Year       Cash       1 year	Utilities - L OPERATING E ense/Income Price er Equity (De tive Gross In I Operating E OPERATING INC Rate tgage per Uni ly Debt Servic Flow After D ar Debt Reduc	ntenance All XPENSES Ratio 2024 wn Payme come xpenses OME t t cing ebt	20.08%	\$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807 \$21,775	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation with mortgage. See the the set the the EXIST ortgage Amount as of Interest Rate	TING MORTG	AGE TERMS 1,169,819 3.315%	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Reg       TOTA       Exp       List I       Tota       Own       Effect       Tota       NET 0       CAP       Mon       Year       Cash       1 year       Tota	Utilities - LOPERATING E ense/Income Price I Debt Sep- er Equity (Do tive Gross In I Operating E OPERATING INC Rate Igage per Uni I Opet Servio Flow After D ar Debt Reduu I Annual Retu	ntenance All XPENSES Ratio 2024 wn Payme come xpenses OME t t cing ebt	20.08%	\$11,696 \$58,244 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807 \$21,775 \$58,582	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit mortgage. See the to EXIS ortgage Amount as of Interest Rate Amortization (yrs)	TING MORTG/ Sep-24	AGE TERMS 1,169,819 3.15% 3.15%	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	ToTA Exp List I Tota Owr Effec Tota NET c CAP Mor Year Cash 1 yea Tota OVE	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E OPERATING INC Rate tgage per Uni I Opet Service Flow After D ar Debt Reduc I Annual Retu RALL Annual	ntenance All XPENSES Ratio 2024 wn Payme come xpenses OME t ting ebt t ting ebt t tring Rate	20.08%	\$11,696 \$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807 \$21,775 \$58,582 \$58,582 \$.69%	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi- building has 8 large include new roof, nor replacement of old upgrading, hardwoo suite renovation with mortgage. See the the second sec	TING MORTG/ Sep-24 \$	AGE TERMS 1,169,819 3.315% 31.5 55,174.12	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Rep       TOTA       Exp       List I       Tota       Owr       Effect       Tota       NET 0       Cash       1 yee       Tota       OVE       Cash	Utilities - L OPERATING E ense/Income Price ense/Income Price er Equity (De tive Gross In I Operating E OPERATING INC Rate tgage per Uni I Operating E OPERATING INC Rate I Debt Service Flow After D ar Debt Reduce I Annual Retu RALL Annual on Cash Retu	ntenance All xPENSES Ratio 2024 wn Payme come xpenses OME t cing ebt ction rrn Rate	20.08%	\$11,696 \$58,244 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807 \$21,775 \$58,582 \$58,582 5.69% 3.58%	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
the shops and servi building has 8 large include new roof, no replacement of old upgrading, hardwoo suite renovation wit mortgage. See the the second	TING MORTG/ Sep-24 \$	AGE TERMS 1,169,819 3.315% 31.5 35,174.12 \$62,089	well maintain ts and renovati (Dec 2023), ace, extensive d foyer suppor	ned ions electrical rt, and	Rep       TOTA       Exp       List I       Tota       Owr       Effect       Tota       NET 0       Cash       1 yee       Tota       OVE       Cash	Utilities - L OPERATING E ense/Income Price I Debt Sep- er Equity (Dc tive Gross In I Operating E OPERATING INC Rate tgage per Uni I Opet Service Flow After D ar Debt Reduc I Annual Retu RALL Annual	ntenance All xPENSES Ratio 2024 wn Payme come xpenses OME t cing ebt ction rrn Rate	20.08%	\$11,696 \$11,696 \$58,244 \$2,199,00 \$1,169,81 \$1,029,18 \$157,140 \$58,244 \$98,896 4.50% \$146,227 \$62,089 \$36,807 \$21,775 \$58,582 \$58,582 \$.69%	\$1,462.00 \$1,462.00 \$7,281 0 0 9 53.20% 1
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