



4 Unit Investment Opportunity

Discover a prime investment opportunity with this fully furnished, 4-unit townhome complex, ideally situated near NAIT and the LRT. This property is perfect for investors looking to capitalize on the strong rental demand from students and tenants looking for easy commutes.



Property Details:

- Unit Composition: 4 townhomes
- Bedrooms/Bathrooms: Each unit features 4 spacious bedrooms and 4.5 modern bathrooms
- Garages: Each unit comes with a single detached garage



Interior Features:

- Fully Furnished: Each unit is furnished, offering contemporary decor and high-quality furnishings, E
- Spacious Layouts: Open-concept living areas with abundant natural light
- Modern Kitchens: Equipped with, ample cabinetry, and sleek countertops
- Comfortable Bedrooms: Each bedroom includes ample closet space and a private bathroom
- In suite Laundry: Appeals to students

Rent Roll Current

Projected Rent Roll Fall

Unit	Bed	Bath	Rental rate
1	4	4.5	\$ 2,695
2	4	4.5	\$ 2,695
3	4	4.5	\$ 2,695
4	4	4.5	\$ 2,695
Total Monthly			\$ 10,780
Total Yearly			\$ 129,360

Unit	Bed	Bath	Rental rate
1	4	4.5	\$ 3,195
2	4	4.5	\$ 3,195
3	4	4.5	\$ 3,195
4	4	4.5	\$ 3,195
Total Monthly			\$ 12,780
Total Yearly			\$ 153,360





Financials

The below spread sheet outlines the projected operating statement and a 5 year projection with conservative growth rates for both income and expenses.

We have seen significant demand increase for student housing as well as units with 3+ bedrooms near central Edmonton. Upcoming lease renewals will reflect those market factors.

		Year 1	Year 2	Year 3	Year 4	Year 5
Income		1.5%	1.5%	1.5%	1.5%	1.5%
Rent		\$ 153,360	\$ 155,660	\$ 157,995	\$ 160,365	\$ 162,771
Other income		\$ -	\$ -	\$ -	\$ -	\$ -
Recoveries		\$ 500	\$ 508	\$ 515	\$ 523	\$ 531
Potential Gross income		\$ 153,860	\$ 156,168	\$ 158,510	\$ 160,888	\$ 163,301
	Vacancy	0.0%	0.0%	0.0%	0.0%	0.0%
Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -
Effective Gross Income		\$ 153,860	\$ 156,168	\$ 158,510	\$ 160,888	\$ 163,301
Expenses		1.5%	1.5%	1.5%	1.5%	1.5%
Repairs and Maintenance		\$ 1,000	\$ 1,015	\$ 1,030	\$ 1,046	\$ 1,061
Landscaping		\$ 2,500	\$ 2,538	\$ 2,576	\$ 2,614	\$ 2,653
Utilities/op costs est.		\$ 19,000	\$ 19,285	\$ 19,574	\$ 19,868	\$ 20,166
MGMT	8%	\$ 12,309	\$ 12,493	\$ 12,681	\$ 12,871	\$ 13,064
Insurance est.		\$ 7,500	\$ 7,613	\$ 7,727	\$ 7,843	\$ 7,960
Prop. Taxes		\$ 11,564	\$ 11,737	\$ 11,913	\$ 12,092	\$ 12,273
Operating expenses		\$ 53,873	\$ 54,681	\$ 55,501	\$ 56,333	\$ 57,178
Net Operating Income		\$ 99,988	\$ 101,487	\$ 103,010	\$ 104,555	\$ 106,123

Investment Details:

- Fully Occupied: The complex is fully leased, providing immediate rental income
- Lease Renewals: Current leases are up for renewal at the end of July and August
- Potential for Rent Increase: Rental rates are set to rise in line with market trends, enhancing ROI
- Tenant Assumption: New owner can assume all tenants

Additional Information:

- Turnkey Investment: Units can be sold with all furnishings included
- Strong Rental Pool: High demand area, ensuring a steady stream of potential tenants



Operating statement is a projection based on future lease rates and is subject to change via market conditions



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