

PREPARED FOR
IAN PANGILINAN

JUSTIN  HAVRE  RE/MAX FIRST
& ASSOCIATES

**BRIDLEWOOD
TARADALE
CORAL SPRINGS
ABBESDALE
MONTEREY PARK**

PREPARED BY:

ROMANIA LEO,
LICENCED PROPERTY MANAGER,

(REALTOR®)





“Will This Property Make a Good Rental/Investment Property?”



OPINION OF MARKET RENTABILITY

Dear Ian & Dilshad,

Thank you for the opportunity to assist with providing our expertise with your client on the rental market for purchase of their upcoming investment property. Based on the review of the 5 properties and neighborhoods of consideration, the areas with the better opinion of “market rentability” in Calgary North East are Coral Springs, Monterey Park, Abbeydale, and finally Taradale.

For Calgary South, Bridlewood is a sought after and desired area for families, as there are many options for schools, easy transportation with C-Train access, and easy access to major routes with a lot of amenities convenient for the lifestyle renters are looking for. 170 Bridleglen Road would be a great investment property given the neighborhood for the attractive features of the area. The property is fully developed on all 3 levels with 4 bedrooms total, and features like separate entrances, walkout basements and oversized garages are attractive to renters.

However, for the purpose of 170 Bridleglen Road as an investment property as a “Handyman special”, which means there will be the expectation to put in an undetermined amount of money to get a property in good rentable condition, with an undetermined period of vacancy during the renovations, and for out of town owners, managing a renovation without being present locally is highly not recommended; and the cost for a project management fee to manage the renovations to for scheduled completion quality control is not feasible from an investment perspective.

Many times, until an owner or a tenant moves into a property to live, especially after a purchase, the handyman special - even after the Buyer spends money to renovate -more complicated problems with heating or plumbing can occur, even after a certified property inspection.

Although the pictures of this home appears it has newer flooring and some updates already down in pictures, but unless you are fully aware of how much you would need to spend on the property, and if the rents would even make sense to do so, as owner needs to factor in the time to source out renovation quotes, and project management of the renovations. The rental income from your property used to cover all or majority of the costs that include mortgage payments, property taxes, insurance, ongoing maintenance & repairs property management, and more. The 4 bedrooms, double garage, and developed basement are features that are attractive to tenants.

It is highly recommended that for first time investors and owners who do not reside locally, to purchase properties that were built older than year 2000. Based on budget, the North and South both offer many options but based on the budget of the properties, the best investment property for long term holding and the intent to live in the property as a principal residence, Coral Springs would be a good investment property and future personal residence given the community and the exclusive lake/beach access that only very few communities have in Calgary.

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Ask



“Will This Property Make a Good Rental/Investment Property?”



170 Bridleglen Road SW
Calgary, Alberta T2Y 3W8

\$345,000.00
New Listing
Active

Residential Property, Detached, in the Bridlewood Subdivision

Beds 3
SqFt 1,339
Style 2 Storey

Total Baths 4
Year Built 2000

Calling all handymen! Fully developed 2 storey home with walkout basement and detached double garage. 4 bedrooms, 4 bathrooms and almost 2000 sq ft of living space. Bright, open main floor layout with upgraded vinyl flooring, features spacious living and dining spaces, functional kitchen and mudroom to elevated composite deck. The 2nd floor has upgraded carpets throughout. The large main bedroom features a private 4 pc ensuite and large walk-in closet. 2 more good sized bedrooms and 4 pc main bath complete the upper level. The developed walkout includes a 4th bedroom, 4 pc bath and large living/recreation space. Low maintenance backyard and large concrete patio bring the promise of outdoor living space on the ground level as well. The XL garage is ready for finishing touches as your "man cave" or workshop. Located on a quiet street, in family friendly Bridlewood, a short walk from multiple schools and steps from the toboggan hill, this could be the perfect place to start and grow your family! Easy access to 162 Ave or James McKeivitt RD and convenient to transit, shopping and all amenities.

BRIDLEWOOD APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	3	\$1100	\$1400	\$1233
Basements	2	\$800	\$850	\$825
Condos	7	\$1195	\$1445	\$1280
Duplexes	1	\$1350	\$1350	\$1350
Houses	7	\$1695	\$3000	\$2156
Lofts	1	\$1100	\$1100	\$1100
Main Floors	1	\$1200	\$1200	\$1200
Shared	1	\$500	\$500	\$500
Total Rentals	23	\$500	\$3000	\$1458

FEATURES

USEABLE SPACE:

Fully developed on all 3 levels

BEDROOMS

3 + 1 Bedrooms

BASEMENT

Fully developed with bedroom and bathroom in basement. Walk-out

PARKING

Extra large double parking

RENTABILITY SCORE

NEIGHBORHOOD	★★★★★
TRANSPORTATION	★★★★★
AMENITIES	★★★★★
SCHOOL	★★★★★
RENTABILITY	★★★★★

REAL PROPERTY MANAGEMENT ACE

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca

Ask



“Will This Property Make a Good Rental/Investment Property?”



83 Tarington Road NE

Calgary, Alberta T3J 3x1



\$370,900.00

Active

Residential Property, Detached, in the Taradale Subdivision

Beds 4

SqFt 1,344

Style 2 Storey

Total Baths 4

Year Built 1999

VERY NEAT AND CLEAN HOUSE WITH 3+1 BEDROOMS 3.5 BATHROOMS. MAIN FLOOR LIVING ROOM WITH BAY WINDOW AND ELECTRIC FIRE PLACE. LAUNDRY AND HALF BATH ON THE MAIN LEVEL. KITCHEN WITH PANTRY, ISLAND AND WHITE APPLIANCES AND DINING ROOM. UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS. MASTER WITH WALK-IN CLOSET AND JETTED TUB AND SHOWER AND BAY WINDOW. TWO OTHER BEDROOMS WITH ATTACHED JACK AND JILL BATH. FULLY FINISHED BASEMENT WITH BEDROOM, FULL BATH AND LIVING ROOM. OVER SIZE 24x24 DOUBLE DETACHED HEATED GARAGE [GARAGE HEATER IN AS IS CONDITION]. HUGE DECK ON THE BACK. CLOSE TO ALL THE AMENITIES LIKE BUS, SCHOOL, SHOPPING. OVER 1900 SF. FT. DEVELOPED LIVING AREA. VERY EASY TO SHOW. SHOWS PRIDE OF OWNERSHIP, WILL NOT LAST AT THIS PRICE. QUICK POSSESSION AVAILABLE. PLEASE FOLLOW ALL THE COVID -19 RULES FROM THE CREB AND RECA TKS.

TARADALE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	3	\$1245	\$1350	\$1298
Basements	4	\$650	\$800	\$725
Condos	8	\$1000	\$1300	\$1233
Duplexes	1	\$1250	\$1250	\$1250
Houses	6	\$1500	\$1800	\$1666
Main Floors	3	\$1075	\$1500	\$1291
Shared	2	\$420	\$450	\$435
Total Rentals	27	\$420	\$1800	\$1209

RENTABILITY SCORE

NEIGHBORHOOD	★ ★ ★ ★ ★
TRANSPORTATION	★ ★ ★ ★ ★
AMENITIES	★ ★ ★ ★ ★
SCHOOL	★ ★ ★ ★ ★
RENTABILITY	★ ★ ★ ★ ★

FEATURES

USEABLE SPACE:

Fully developed on all 3 levels

BEDROOMS

3 + 1 Bedrooms

BASEMENT

Fully developed with bedroom and bathroom in basement.

PARKING

Over-Sized Garage

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Ask



“Will This Property Make a Good Rental/Investment Property?”



256 CORAL SPRINGS Mews NE
Calgary, Alberta T3J 3R9



\$339,900.00

Active

Residential Property, Detached, in the Coral Springs Subdivision

Beds 3
SqFt 1,439
Style 2 Storey

Total Baths 3
Year Built 1998

WELCOME TO LAKE COMMUNITY OF CORAL SPRINGS . THIS HOUSE COMES WITH SINGLE GARAGE ATTACHED THREE BEDROOMS WITH FIREPLACE FOR ALL THOSE COLD NIGHTS . BASEMENT HAS SEPRATE ENTRANCE WHICH IS...

WELCOME TO LAKE COMMUNITY OF CORAL SPRINGS . THIS HOUSE COMES WITH SINGLE GARAGE ATTACHED THREE BEDROOMS WITH TWO AND HALF WASHROOMS ALONG WITH BONUS ROOM UPSATIRS WITH FIREPLACE FOR ALL THOSE COLD NIGHTS . BASEMENT HAS SEPRATE ENTRANCE WHICH IS UNFINISHED WAITING FOR YOUR CREATIVE IDEAS . THIS HOUSE BACKS TO GREEN SPACE WITH GOOD SIZE YARD WHICH HAS NEW DECK. MOST OF THE VINYL SIDING HAS BEEN CHANGED LAST MONTH. NEW ROOF AND NEW GARGE DOOR WAS DONE LAST MONTH. VERY QUIET LOCATION ON CUL DE SAC

CORAL SPRINGS APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Basements	1	\$900	\$900	\$900
Houses	1	\$2100	\$2100	\$2100
Shared	1	\$650	\$650	\$650
Townhouses	1	\$1350	\$1350	\$1350
Total Rentals	4	\$650	\$2100	\$1250

FEATURES

USEABLE SPACE:

2 Levels

BEDROOMS

3 + 1 Bedrooms

BASEMENT

Not Developed. Separate Entrance.

PARKING

Garage (Single)

BONUS

Cul De Sac, Backs onto Green Space
Coral Springs Community Lake
Access



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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Ask



“Will This Property Make a Good Rental/Investment Property?”



156 ABINGDON Way NE
Calgary, Alberta T2A 6R8



\$359,500.00

Active

Residential Property, Detached, in the Abbeydale Subdivision

Beds 3
SqFt 1,218
Style 2 Storey

Total Baths 3
Year Built 1980

Beautiful family home on a quiet street located in Abbeydale, featuring over 1800 sq. ft. of developed space and a double detached garage & RV parking! The tile entryway greets you with an open ceiling and flows into the bright dining room where a window benefits from the ideal southwest facing exposure. From the dining room, a recently renovated kitchen boasting full height cabinets, modern tile backsplash and recessed LED lights. Through the kitchen, you are greeted to a huge living room featuring patio doors that lead to a fully enclosed professionally installed deck. A half bath complements this level, along with neutral tones and excellent front-to-back natural lighting. The upper level features 3 generous bedrooms and a central 4pc bathroom. The developed basement offers an open room great for a theatre area or kids play room along with a 3 piece bathroom. This home features a massive, 24 x 24 garage, additional storage shed and fully paved asphalt driveway and parking area. Offered in move-in ready condition. Steps away from the Calgary Greenway bike path. Upgrades: Roof (2015), Siding (2018), Garage (2016), Screenroom/deck (2018), storage shed (2019), High efficiency furnace (2011), humidifier, water softener/water filter (2018), Main level flooring & kitchen renovation (2016), Asphalt driveway, H.E. washer and dryer.

ABBEYDALE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Basements	4	\$698	\$800	\$768
Houses	2	\$1650	\$1750	\$1700
Main Floors	3	\$1150	\$1400	\$1250
Townhouses	2	\$1200	\$1200	\$1200
Total Rentals	11	\$698	\$1750	\$1147

FEATURES

USEABLE SPACE:

3 Levels

BEDROOMS

3 Bedrooms

BASEMENT

Developed. Family Room + Bath

PARKING

Over-Sized Garage

BONUS

RV Parking



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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Ask



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33 SAN FERNANDO Crescent NE



Calgary, Alberta T1Y 7E6

Residential Property, Detached, in the Monterey Park Subdivision

Beds 3

SqFt 1,422

Style 2 Storey

Completely Refreshed!!!! Come and take another look. Located in the impressive neighbourhood of Monterey Park. This 1422 sq.ft home built in 1998 is perfect for families, couples, and first time home buyers. This generously proportioned residence with close access to schools, parks and shopping is situated perfectly in Quiet Crescent. The floor plan encompasses 3 Spacious bedrooms with plenty of room for sleep, study and activities. 2 and a half bathrooms, and sleek and stylish kitchen that flows into the dining room and main living room. Large back Deck and spacious backyard and Rear Lane. This home is perfect for the growing family and you will regret to miss out on this GEM. Large unspoiled Basement.

MONTEREY PARK APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Basements	5	\$875	\$1100	\$990
Houses	5	\$1400	\$2000	\$1773
Townhouses	1	\$1455	\$1455	\$1455
Total Rentals	11	\$875	\$2000	\$1388

FEATURES

USEABLE SPACE:

2 Levels

BEDROOMS

3 Bedrooms

BASEMENT

UnDeveloped

PARKING

Double Garage

BONUS



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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