



SALES ANALYSIS

TO BUY OR NOT TO BUY?



ABOVE CLIENT EXPECTATION



NEW

Look at this upgraded beauty! New **ACE** windows.

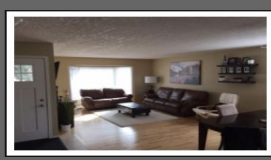
gorgeous new siding new shingles-on the garage too ! Garage is 24x26 - it will fit 2 full size trucks and it's heated as well!

HOW MUCH CAN I RENT FOR? **REAL PROPERTY MANAGEMENT ACE**
ACCOUNTABLE CONFIDENT EXPERIENCED

REAL PROPERTY MANAGEMENT ACE

"Will This Property Make a Good Rental/Investment Property?"

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



APPLIANCES

Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

BASEMENT DEVELOPMENT

Finished, Full, Exterior Entry, Suite

BASEMENT TYPE

Finished, Full, Exterior Entry, Suite

Bedrooms	3
Bathrooms	1
Full Baths	1
Square Footage	1,034
Lot SQFT	5,970
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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RENT TO OWN: COZY 3+ BEDROOM HOME, DEVELOPED BASEMENT & SINGLE GAR

\$1795 utilities not included

Airdrie

House | 3 bd | 2.5 ba | 1299 ft²

Pets Ok | Availability: Jun 15

Listing ID 111090



MAIN FLOOR OF HOUSE WITH 3 BEDROOMS, PRIVATE LAUNDRY & A GREAT BACKYARD

\$1500 🏠 ⚡ 🚿

Airdrie

Main Floor | 3 bd | 1 ba | 1050 ft²

Pets Ok | Availability: Apr 15

Listing ID 126422



SWEET SUITE IN AMAZING AIRDRIE LOCATION 1 BEDROOM

\$900 utilities not included

Airdrie

Basement | 1 bd | 1 ba | 800 ft²

No pets | Availability: Immediate

Listing ID 357747

FULLY SELF-CONTAINED BASEMENTS THAT ARE CONFORMING/LEGAL WILL BE IN THIS RANGE.

Based on the info provided and from the pictures; the basement could be suitable for a suite. This house currently would rent as a whole house; a shared/room option is not feasible.

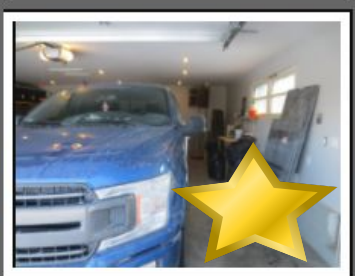
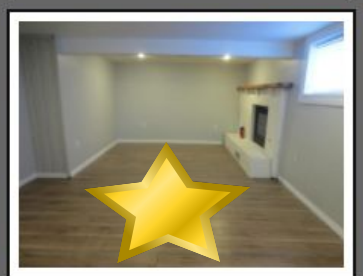
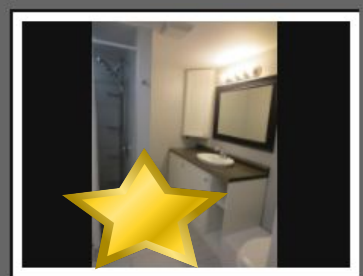
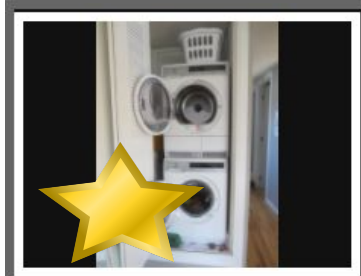
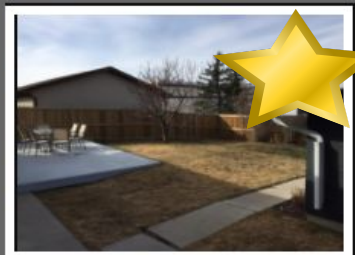
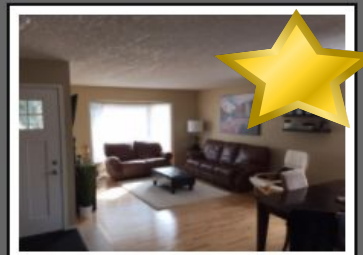
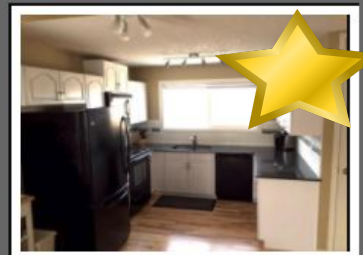
Ask



AIRDRIE



MARKET RENTABILITY



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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

USEABLE SPACE

BEDROOMS

BASEMENT

PARKING





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TO BUY OR NOT TO BUY?



ABOVE CLIENT EXPECTATION

HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED

ACE

GREAT LOCATION WITH LOTS OF STREET PARKING; NICE WIDE LOT NEIGHBORHOOD COMPARED TO NEWER DEVELOPMENTS



"Will This Property Make a Good Rental/Investment Property?"

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



	LISTINGS	STUDIO	1 BED	2 BEDS	3+ BEDS
Apartment	58	\$1,633 ↓	\$1,113 ↓	\$1,267 ↔	N/A
Condo	23	N/A	\$1,179 ↑	\$1,315 ↑	N/A
House	22	N/A	N/A	\$1,150	\$2,130 ↑
Main Floor	1	N/A	N/A	N/A	\$1,500 ↓
Basement	7	N/A	\$1,017 ↑	\$1,058 ↑	\$1,200 ↔

\$390,000 Purchase Price with 25% Down Payment

Purchase Price	\$	390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000
Down Payment (25%)		97,500	39,000	39,000	39,000	39,000
Mortgage	\$	292,500	\$351,000	\$ 351,000	\$351,000	\$351,000

Estimated Monthly Expenses

BASED ON THE ENTIRE HOUSE WORST & BEST CASE SCENARIO

Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$	1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550
Property Tax		200	200	200	200	200
Rental Insurance		100	100	100	100	100
1/2 Month Leasing Fee + 10% Property Management Fee		227	241	255	269	283
	\$	2,077	\$ 2,091	\$ 2,105	\$ 2,119	\$ 2,133

Assumption of Monthly Rent		1,600	1,700	1,800	1,900	2,000
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Estimated Monthly Income/(Loss)	\$	(477)	\$ (391)	\$ (305)	\$ (219)	\$ (133)
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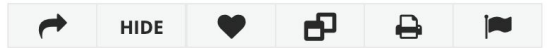
www.rpmace.ca

MAIN FLOOR



Airdrie, AB

LISTING ID 442354
 SMOKING Non-smoking
 TENANT PARKING Outdoor
 PETS No pets
 YEAR BUILT 1999
 LANDLORD ON RENTFASTER SINCE 2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1150	\$1150	2 bd	1 ba	900 ft ²	Unfurnished	Long Term	Apr 01, 2021
<i>Utilities Included: Heat Electricity Water</i>								

BRIGHT AND CLEAN TWO BEDROOM MAIN FLOOR HOUSE



32 Spring Dale Circle Southeast

Airdrie, AB
[Directions](#) | [Street View](#)

LISTING ID 441784
 SMOKING Non-smoking
 TENANT PARKING Street
 PETS No pets
 YEAR BUILT 1980
 LANDLORD ON RENTFASTER SINCE 2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1400	\$1400	3 bd	2 ba	1150 ft ²	Unfurnished	Negotiable	Apr 01, 2021
<i>Utilities Included: Water</i>								

BRIGHT 3 BEDROOM BUNGALOW SE AIRDRIE

3 bedroom, 2 bathroom single family bungalow (no basement), available for rent April 1st. The house has a bright, open concept kitchen with lots of storage, including dishwasher, oven, refrigerator. Washer and dryer are also located in the kitchen area for easy access. Good sized living room, with space for a dining area. The 3 bedrooms each have large closets. The master bedroom has an ensuite full bathroom. The house has a nice south facing deck, fenced yard, and large storage shed. NO



BASEMENT: Legal? Illegal? Conforming? Non-Conforming?



FURNISHED ROOM FOR RENT SHORT TERM OR LONG

\$600     

Airdrie
 Shared | 1 bd | 1 ba | 2400 ft²
 No pets | Availability: Immediate
 Listing ID 385905



ROOMATE FOR NEW HOME IN NEW COMMUNITY OF BAYVIEW IN AIRDRIE

\$750     

Airdrie
 Shared | 3 bd | 2.5 ba | 2100 ft²
 No pets | Availability: Immediate
 Listing ID 388648



SHARED ACCOMMODATION - 1 BEDROOMS AVAILABLE & BATHROOM

\$750     

Airdrie
 Shared | 1 bd | 1 ba | 1791 ft²
 No pets | Availability: Mar 31
 Listing ID 382623

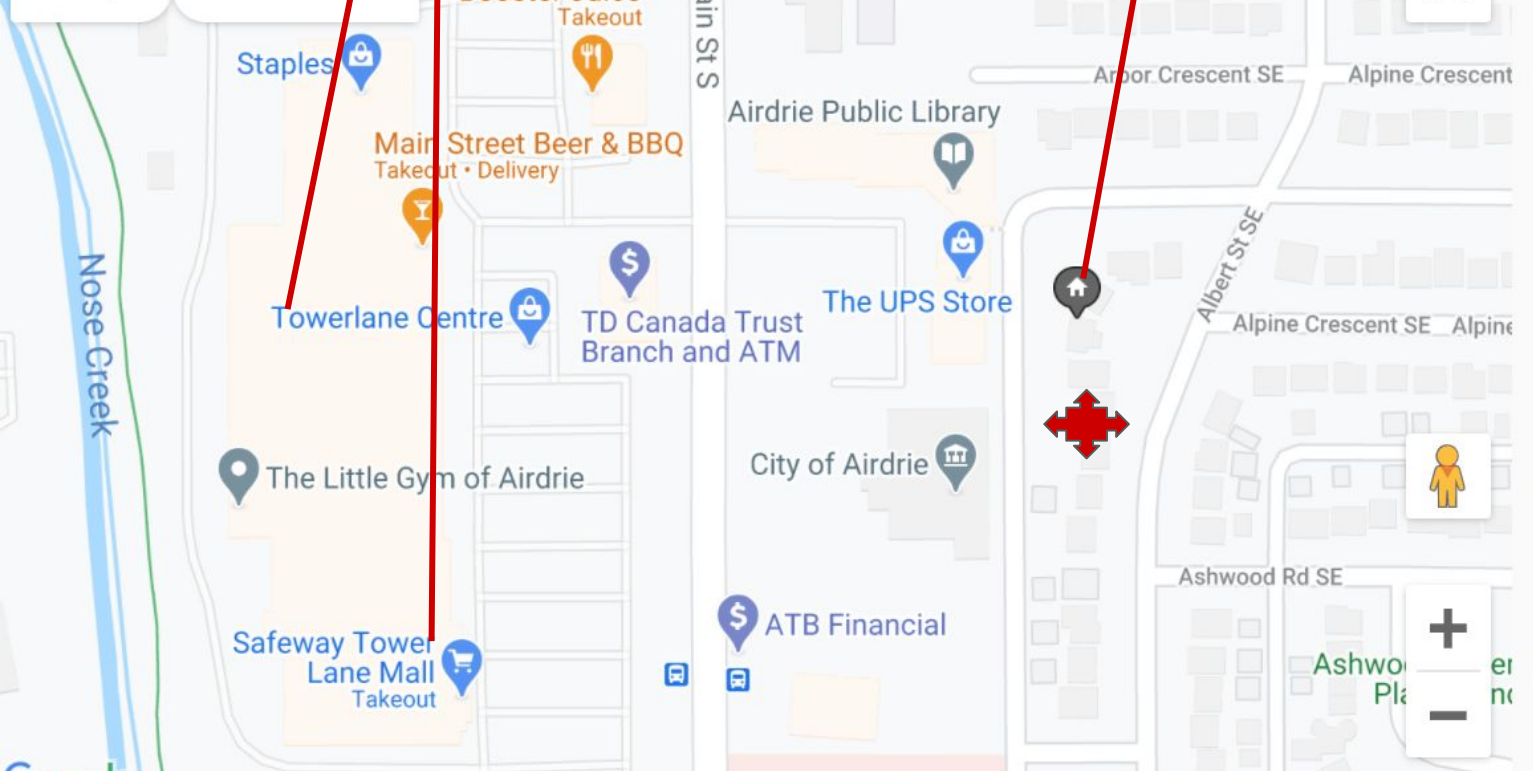


SWEET SUITE IN AMAZING AIRDRIE LOCATION 1 BEDROOM

\$900 utilities not included

Airdrie
 Basement | 1 bd | 1 ba | 800 ft²
 No pets | Availability: Immediate
 Listing ID 357747

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GREAT ACCESS GREAT LOCATION



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