

Ask



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



OPINION OF MARKET RENTABILITY

4 PLEX 648 McDougall Road NE

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



\$3250
Condo
2+den bd • 2 ba • 1300 ft²
No pets • Sep 01 availability
Listing ID 485104



\$2200
Condo
2 bd • 1 ba • 915 ft²
Pets Ok • Jun 01 availability
Listing ID 487032



\$2150
Townhouse
2 bd • 2.5 ba • 1121 ft²
No pets • Immediate availabi
Listing ID 138393



\$1995-3195
Apartment
2 - 3 bd • 2 -3 ba • 1030 -
No pets • Aug 01 availability
Listing ID 445740



\$1800
Condo
1 bd • 1 ba • 720 ft²
Pets Ok • Jun 01 availability
Listing ID 447384



\$1750
Condo
1 bd • 1 ba • 539 ft²
No pets • Jun 01 availability
Listing ID 486384

Bridgeland Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	48	\$900	\$3195	\$1675
Basements	1	\$1295	\$1295	\$1295
Condos	18	\$1085	\$3250	\$1805
Houses	2	\$2300	\$2900	\$2600
Shared	1	\$850	\$850	\$850
Townhouses	5	\$2049	\$2249	\$2179
Total Rentals	75	\$850	\$3250	\$1748

INCOME: Historic Air B&B sales Jan—Dec (2021) \$135,764
Net income after expenses \$86,650
(Expenses do not include management or vacancy allowance)

DESCRIPTION: 4 separate rental suites in total, 3 registered units, lower level suite is combined with legal unit 1 as a Condominium unit
Purpose built concrete rental building offering low maintenance exterior and interior. Fully equipped suites with full appliance package including washer & Dryer

AGE: Building Permit issued 2016 completed late 2017

ZONING: M-C2 Multi Residential- Contextual Medium Profile (IP2007)

PROPERTY TAXES: (2021) Total of \$11,310 1-4,118.00, 2- \$3,596.00, 3- \$3,596.00



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NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



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MARKET RENT REPORT



ABOVE CLIENT EXPECTATION

Market Stats



Type of Property

- Apartment
- Condo
- Loft
- House
- Townhouse**
- Duplex

Current Market Overview

96 LISTINGS	\$1,050 LOWEST	\$1,756 AVERAGE	\$3,400 HIGHEST
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Current Listings Price Distribution

Calgary Rentals	\$1,065	\$1,246 ↑	\$1,642 ↑	\$1,877 ↑	\$2,720 ↑
Calgary Apartment	\$1,036	\$1,251 ↑	\$1,615 ↑	\$1,999 ↑	\$7,995
Calgary Basement	\$855	\$1,010 ↑	\$1,103 ↑	\$1,047 ↓	N/A
Calgary Condo	\$1,225	\$1,585 ↑	\$1,972 ↑	\$2,275 ↑	\$2,995
Calgary Duplex	N/A	\$850 ↓	\$1,308 ↓	\$1,880 ↑	\$2,951 ↑
Calgary House	N/A	\$1,591 ↑	\$1,968 ↑	\$2,343 ↑	\$3,199 ↑
Calgary Loft	\$1,198	\$2,333 ↑	\$2,672 ↓	\$4,250 ↓	N/A
Calgary Main Floor	N/A	\$1,159 ↑	\$1,410 ↑	\$1,639 ↑	\$1,761 ↑
Calgary Shared	N/A	\$668 ↑	\$750 ↓	\$616 ↑	\$665 ↑
Calgary Townhouse	\$2,200	\$1,232 ↑	\$1,718 ↑	\$1,957 ↑	\$2,127 ↑



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648 McDougall Road Airbnb Operating Pro Forma

Revenue	2018	2019	2020	2021	Notes
Earnings	\$149,014	\$114,208	\$97,121	\$136,371	Actual reservation & cleaning fees, net of host service fee
Expenses					
Property Tax - Unit #1	\$4,200	\$4,200	\$4,200	\$4,118	
Property Tax - Unit #2	\$3,710	\$3,710	\$3,710	\$3,596	
Property Tax - Unit #3	\$3,710	\$3,710	\$3,710	\$3,596	
Utilities	\$10,500	\$10,500	\$10,500	\$10,500	\$875/month estimate
Insurance	\$5,100	\$5,100	\$5,100	\$5,100	Based on 2020 Rented Dwelling Insurance - Intact.
Cleaning Service	\$20,475	\$17,700	\$14,175	\$20,625	\$75/reservation estimate
Toiletries & Other Supplies	\$2,730	\$2,360	\$1,890	\$2,750	\$10/reservation estimate
Total Expenses	\$50,425	\$47,280	\$43,285	\$50,285	
Income from Rentals	\$98,589	\$66,928	\$53,836	\$86,086	

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UTILITIES	\$10,500	\$875
INSURANCE	\$5,100	\$425
CLEANING & SUPPLIES & MISC.	\$6,000	\$500
TOTAL UTILITIES & BUILDING EXPENSES	\$21,600	\$1,800
PROPERTY TAX UNIT 1	\$4,200	\$350
PROPERTY TAX UNIT 2	\$3,600	\$300
PROPERTY TAX UNIT 3	\$3,600	\$300
TOTAL PROPERTY TAX	\$11,400	\$950
TOTAL EXPENSES	\$33,000	\$2,750
	ANNUAL	MONTHLY



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4PLEX TOWNHOME INVESTMENT

PURCHASE PRICE \$1,590,000

Down Payment (30%)

Mortgage \$477,000

EXPENSES

Mortgage Payment* \$6,473

Property Tax ** \$950

Property Insurance /Month \$425

Utilities (Heat needed During Vacancy) \$1,800

Exterior Maintenance*** ?

MONTHLY CARRYING COST \$9,648

ANNUAL CARRYING COST \$115,776

*Mortgage (25 Year Amortization Based on 5 year fixed at 5% est. Commercial interest rate)

**Property Taxes +/- \$4,200 2021

***?Monthly Maintenance Cost to Factor Waste Recycling, Building & Exterior Insurance

Utilites for rentals are typically are Tenants' responsibility.

Estimated \$350-\$400/Month depending on usage & current utility rates.

PROJECTED RENTAL SCENARIO	LONG TERM UNFURNISHED	1 YEAR TERM FURNISHED	4-11 MONTHS FURNISHED	1-3 MONTHS FURNISHED
RENTAL RATES			LOW \$	HIGH \$
UNIT 1	\$1,600	\$1,800	\$1,800	\$2,500
UNIT 2	\$1,450	\$1,650	\$1,650	\$2,000
UNIT 3	\$1,450	\$1,650	\$1,650	\$2,000
	\$4,500	\$5,100.00	\$5,100	\$6,500

*NO UNDERGROUND OR GARAGE

\$1800 -\$2500 DEPENDING

TERMS & LENGTH OF THE TERM



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HOW MUCH DOES PROPERTY MANAGEMENT COST?

ALL ABOUT THE NUMBERS

- ✓ Initial Set-Up Fee: \$500 **WAIVED**
- ✓ Advertising Fee: \$50 **WAIVED**
- ✓ Credit Check: \$15
- ✓ Periodic Inspection Fee: \$80 **WAIVED**
- ✓ Lease Renewal Fees: \$295

UNFURNISHED MANAGEMENT PLAN FEES & SERVICES

LEASING & MANAGEMENT FEES

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$750	\$800	\$850	\$900	\$950	\$1,000	\$1,050	\$1,100	\$1,150
10% Monthly Management Fee (Minimum \$125 per month)	\$150	\$160	\$170	\$180	\$190	\$200	\$210	\$220	\$230
TOTAL Annual Fee	\$2,550	\$2,720	\$2,890	\$3,060	\$3,230	\$3,400	\$3,570	\$3,740	\$3,910
Estimated Amount After Fee Deduction* (Annually)	\$15,450	\$16,480	\$17,510	\$18,540	\$19,570	\$20,600	\$21,630	\$22,660	\$23,690
Estimated Amount After Fee Deduction* (Monthly)	\$1,288	\$1,373	\$1,459	\$1,545	\$1,631	\$1,717	\$1,803	\$1,888	\$1,974

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	\$3,100	\$3,200
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,200	\$1,250	\$1,300	\$1,350	\$1,400	\$1,450	\$1,500	\$1,550	\$1,600
10% Monthly Management Fee (Minimum \$125 per month)	\$240	\$250	\$260	\$270	\$280	\$290	\$300	\$310	\$320
TOTAL Annual Fee	\$4,080	\$4,250	\$4,420	\$4,590	\$4,760	\$4,930	\$5,100	\$5,270	\$5,440
Estimated Amount After Fee Deduction* (Annually)	\$24,720	\$25,750	\$26,780	\$27,810	\$28,840	\$29,870	\$30,900	\$31,930	\$32,960
Estimated Amount After Fee Deduction* (Monthly)	\$2,060	\$2,146	\$2,232	\$2,318	\$2,403	\$2,489	\$2,575	\$2,661	\$2,747

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1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$3,300	\$3,400	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900	\$4,000	\$4,100
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,650	\$1,700	\$1,750	\$1,800	\$1,850	\$1,900	\$1,950	\$2,000	\$2,050
10% Monthly Management Fee (Minimum \$125 per month)	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410
TOTAL Annual Fee	\$5,610	\$5,780	\$5,950	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Estimated Amount After Fee Deduction* (Annually)	\$33,990	\$35,020	\$36,050	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Estimated Amount After Fee Deduction* (Monthly)	\$2,833	\$2,918	\$3,004	\$3,090	\$3,176	\$3,262	\$3,348	\$3,433	\$3,519

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Property Management vs Asset Management

PROPERTY MANAGEMENT



Day to Day Operation



Reactive and Short-Term Preventative Maintenance



Small repairs and renovations



Rent Collection



Expense Payment

ASSET MANAGEMENT



Cost Monitoring



Preventative Planning Long-Term Maintenance



Overseeing Performance



Overall Process Management



Portfolio Enhancement



Acquisition and Disposition timing



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