

# SPRINGBANK LUXURY HOMES

## MARKET RENTS REPORT

EXECUTIVE RENTALS: Luxury Single Family

### SPRINGBANK SW, CALGARY

3000 sqft Main+Upstairs + 1300 sqft WALKOUT BASEMENT  
4 BEDROOMS. TRIPLE GARAGE. RAVINE GREEN SPACE  
PROPERTY. VIEWS. HOT TUB.

PREPARED FOR JUSTIN HAVRE

APRIL 28, 2022

JUSTIN  HAVRE  
& ASSOCIATES  RE/MAX FIRST

 HOW MUCH CAN I RENT FOR?  ACCOUNTABLE CONFIDENT EXPERIENCED

 **RENTABILITY SCORE**

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



 MARKET RENT REPORT  ABOVE CLIENT EXPECTATION

FURNISH OR UNFURNISHED?  EXCLUSIVELY PRESENTED BY 

 REAL  
PROPERTY  
MANAGEMENT.  
ACE

WHAT IF I NEED TO HIRE  
PROPERTY MANAGEMENT?



**REAL PROPERTY MANAGEMENT ACE**

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca



# OPINION OF MARKET RENTABILITY

## SPRINGBANK SW, CALGARY

3000 sqft above grade + 1300 in a walkout basement. 4 BEDROOMS. TRIPLE GARAGE. RAVINE GREEN SPACE PROPERTY. VIEWS.

### MAIN FLOOR KITCHEN

- ❑ Kitchen with island, 48" gas range, sun zero fridge, 2 dishwasher, wine fridge, built in microwave. Large walk through pantry

### FAMILY/LIVING ROOM ROOM

- ❑ Big great room with fireplace.
- ❑ Leads out to huge deck (width of home) with awning and 6 foot glass

### DEN

- ❑ Main floor study area with built in a Den

### UPPER LEVEL

3 bedrooms up

### MASTER ENSUITE

- ❑ Massive 800 sqft primary suite - his and hers vanity, Makeup station, His & Her closets with built ins.
- ❑ Luxurious team shower and jetted tub.
- ❑ 2 & 3 bedrooms with walk-in closets sharing a Jack & Jill bathroom.
- ❑ Laundry Room

### LOWER LEVEL: 1300 sf WALK-OUT BASEMENT

- ❑ 4th Bedroom with built-in desk.
- ❑ Games area with bar and wine fridge; additional built in desk.
- ❑ MultiMedia Theatre Room.
- ❑ In-floor heat, epoxy floors

## ALL ABOUT LIFESTYLE

### FEATURES

- ❑ HOT TUB from the WALK-OUT BASEMENT
- ❑ VIEWS. GREENSPACE. Ridge home with mountain views.
- ❑ Low maintenance property frog and back with year-round green year-round green (Astroturf)!
- ❑ Central air conditioning throughout.
- ❑ Automated blinds and lighting.

### PARKING

- ❑ Oversized heated 3 car garage
- ❑ Mudroom with built in storage lockers.



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Rental Market Stats

**CALGARY RENTAL MARKET STATS** **Q2 2022**

City	APRIL 28, 2022	Studio	1 bed	2 beds	3 beds	4+ beds
Calgary Rentals	Calgary, AB 3,177 listings	\$1,050 ↑	\$1,259 ↑	\$1,707 ↑	\$2,047 ↑	\$2,896 ↑

Neighboring Communities

**COMPARABLE NEIGHBORHOODS - SPRINGBANK/SW** **Q2 2022**

- Aspen Woods
- Christie Estates
- Christie Park
- Discovery Ridge
- Elbow Valley West
- Montreux
- Signal Hill
- Springbank
- Springbank Hill
- Springside
- Strathcona Park
- Wentworth

Current Market Overview

<b>43</b> LISTINGS	<b>\$500</b> LOWEST	<b>\$2,872</b> AVERAGE	<b>\$8,750</b> HIGHEST
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**SPRINGBANK**

**SPRINGBANK HILL**

Springbank Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Acreages	1	\$3000	\$3000	\$3000
Houses	1	\$5500	\$5500	\$5500
Shared	1	\$1000	\$1000	\$1000
<b>Total Rentals</b>	<b>3</b>	<b>\$1000</b>	<b>\$5500</b>	<b>\$3166</b>

Springbank Hill Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	3	\$1300	\$3400	\$2050
Basements	1	\$1750	\$1750	\$1750
Condos	1	\$1600	\$1600	\$1600
Houses	4	\$2800	\$6500	\$4520
Shared	1	\$850	\$850	\$850
Townhouses	4	\$3200	\$3500	\$3275
<b>Total Rentals</b>	<b>14</b>	<b>\$850</b>	<b>\$6500</b>	<b>\$2966</b>

Current Market Overview

<b>6</b> LISTINGS	<b>\$2,800</b> LOWEST	<b>\$4,430</b> AVERAGE	<b>\$6,500</b> HIGHEST
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## SPRINGBANK/SPRINGBANK HILL

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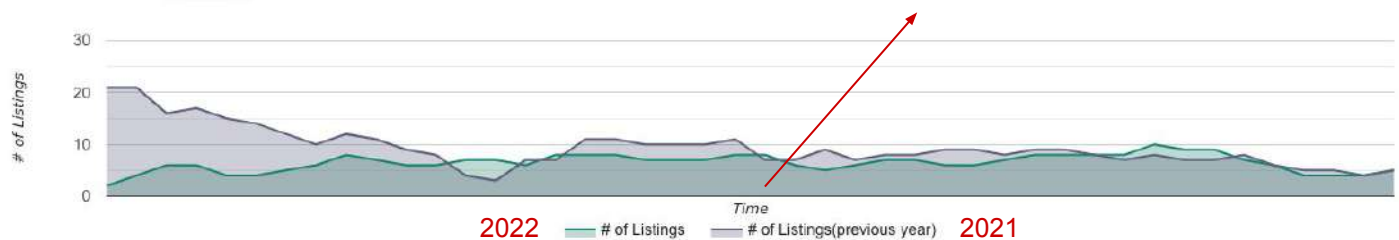
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### GRAPH SUMMARY: 2021 MORE INVENTORY THAN 2022

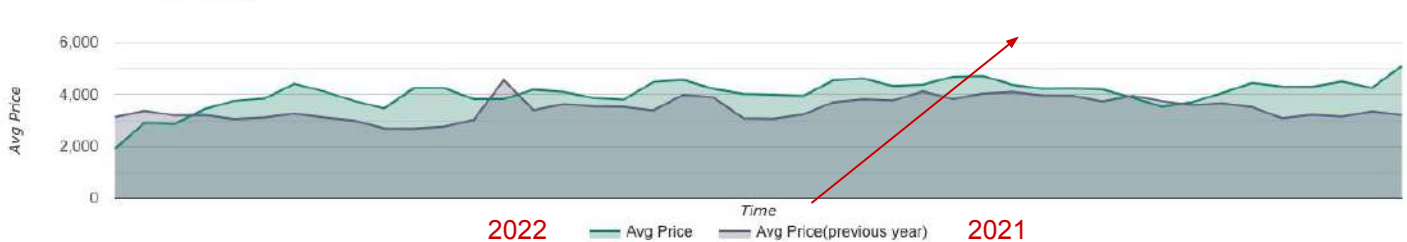
Historical Number of Listings

3 months 6 months **1 year** 2 years 3 years 5 years



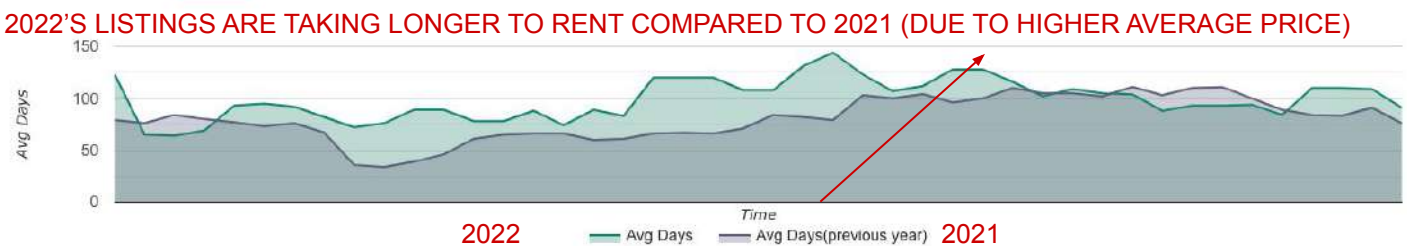
Historical Average Price

3 months 6 months **1 year** 2 years 3 years 5 years



Average Days on the Market

3 months 6 months **1 year** 2 years 3 years 5 years



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# FURNISH OR UNFURNISHED?

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**Mount Royal**  
Mount Royal | Calgary, AB

LISTING ID  
447452

SMOKING  
Non-smoking  
TENANT PARKING

**FURNISHED**



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE
House	<b>\$15000</b>	\$15000	5 bd + den	7 ba		Furnished	Long

*Utilities not included*

1723 9 Street Southwest

**FURNISHED**

## MOUNT ROYAL - SPECTACULAR EXECUTIVE HOME - FURNISHED

Rare opportunity to live in a Heritage home in the heart of Calgary, residing on a true estate lot

This property offers:

- Hardwood floors throughout the main floor
- Formal living/dining room



## 5 Bedrooms House

**\$8,750** • Deposit \$8750 • 3.5 Baths • 3500 ft<sup>2</sup> • Furnished • Negotiable • **Immediate**

Utilities Included: Not included - see description



**123 Aspen Stone Terrace SW**  
Aspen Woods | Calgary, AB  
[Directions](#) | [Street View](#)

DETAILS ID  
372594  
PETS  
No pets  
TERRACE/PORCH  
Double garage  
LANDSCAPED ON REENTRY SINCE  
2013

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$6500</b>	\$6500	4 bd	3.5 ba	3200 ft <sup>2</sup>	Furnished	Negotiable	<b>May 01, 2022</b>

*Utilities included: Heat | Cable | Electricity | Water | Internet*

**FURNISHED HOME IN ASPEN:4BR/3.5BA, AC, UTILITIES, WIFI, CABLETV/NETFLIX INCLUDED**

## Richmond/Knob Hill

**FURNISHED**

Richmond/Knob Hill, Calgary, AB

4 Bedrooms House with Den

**\$5,995** • Deposit \$5995 • 3.5 Baths • 3800 ft<sup>2</sup> • Furnished • Negotiable

**Negotiable**

Utilities Included: Not included

## Average Rent for Unfurnished and Furnished Condo and Rental Apartments by Province, Canada, May 2020 to April 2021



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Ask

# HOW MUCH CAN I RENT FOR?



ACE

UNFURNISHED FURNISHED

ACCOUNTABLE CONFIDENT EXPERIENCED

Current Market Overview

## SPRINGBANK COMPARABLE NEIGHBORHOODS

Q2 2022

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- Signal Hill
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- Springbank Hill
- Wentworth

Current Market Overview

## SPRINGBANK/SPRINGBANK HILL

UNFURNISHED FURNISHED

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Townhouses	4	\$3200	\$3500	\$3275
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**\$5380**  
 Elmont Estates Manor Southwest  
 Springbank Hill, Calgary  
 House  
 4+den bd - 4 ba - 4000 ft<sup>2</sup>  
 Cats Ok - Jun 01 availability  
 # 483398



**\$3400**  
 18 Springborough Crescent SW T3H  
 Springbank Hill, Calgary  
 House  
 3+den bd - 2.5 ba  
 Pets Ok - Jun 01 availability  
 # 130599

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Acreages	1	\$3000	\$3000	\$3000
Houses	1	\$5500	\$5500	\$5500
Shared	1	\$1000	\$1000	\$1000
<b>Total Rentals</b>	<b>3</b>	<b>\$1000</b>	<b>\$5500</b>	<b>\$3166</b>



**\$3000**  
 32122 Springbank Road  
 Springbank, Calgary  
 Acreage  
 3 bd - 2 ba - 900 ft<sup>2</sup>  
 Cats Ok - Immediate availability  
 # 482075



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# FURNISH OR UNFURNISHED?

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## WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



### BEDROOM 1

- Bedframe
- Mattress
  - Mattress Protector
- Box Spring
  - Bedskirt to cover box spring
- 2 - 4 Pillows
  - Waterfront pillow protectors for each pillow
- 1 Duvet
- 2 Sets - Duvet Cover
- 2 Sets - Bedding: Fitted sheet, Flat Sheet, Pillow Cases
- 2 Side Tables
- 2 Side Table Lights
- Dresser
- 1 Large Piece of Art above bed
- Decor
- Waste Bin



### BEDROOM 2

- Bedframe
- Mattress
  - Mattress Protector
- Box Spring
  - Bedskirt to cover box spring
- 2 - 4 Pillows
  - Waterfront pillow protectors for each pillow
- 1 Duvet
- 2 Sets - Duvet Cover
- 2 Sets - Bedding: Fitted sheet, Flat Sheet, Pillow Cases
- 2 Side Tables
- 2 Side Table Lights
- Dresser
- 1 Large Piece of Art above bed
- Decor
- Waste Bin



LUCID Zippered Encasement Pillow Protector - Waterproof, Allergen Proof, Bed Bug Proof Protection - 15 Year Warranty - Vinyl Free - Standard Size - Set of 2



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## SPRINGBANK/ SPRINGBANK HILL

## UNFURNISHED

## Q2 2022



35 Elmont Rise Southwest

Share Listing Add to My Faves

4 Bedrooms House

\$6,500 • Deposit \$8500 • 5 Baths • 5112 ft<sup>2</sup> • Unfurnished • Long Term • Immediate

Utilities Included: Not included

### Luxury Home in Springbank Hill- 5000 square feet large house

Estate homes on a large SE-backing lot within 20 MINS TO DT, this home offers over 5100 sf above grade. This Luxury Home has the view to the South you've been looking for. This custom built home was designed for entertaining and family. This is a large home that offers a main floor that will really impress you. Not often can you find solid traditional wood accents that complete every room. You will love the two large family rooms on the main floor with 2 fireplaces, and both rooms overlook a gorgeous view to the SW. The high ceilings give every room the grand feeling. You'll enjoy every holiday with a formal dining room plus run your business from home in the large den. The chefs kitchen is decked out with commercial grade stainless steel appliances, granite, & solid wood cupboards with a large island. Upstairs the master retreat offers a 3-way fireplace w/ sitting area, private balcony, spa-like ensuite & WIC w/ dressing room. Finishing this level is a large bonus room w/ custom built-ins & fireplace, 3 large bedrooms, one w/ a private 3-pc ensuite & 2 that share a Jack & Jill 5-pc ensuite.



Fortress Court Southwest  
Springbank Hill | Calgary, AB  
Directions | Street View

LISTING ID: 309781  
SMOKING: Non-smoking  
TENANT PARKING: Triple garage

HIDE

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM
House	\$6000	\$6000	4 bd	4 ba	5108 ft <sup>2</sup>	Unfurnished	Long Term

Utilities not included

### UNISON FIVE STAR EXECUTIVE UNFURNISHED HOME IN SPRINGBANK HILL



Gorgeous Two Storey Home Springbank Links Golf Course  
\$5,500

Calgary, Alberta  
4 bedrooms 3 bathrooms 3,293 sq.foot

### Gorgeous Two Storey home - Springbank Links Golf Course

Two storey Home backing onto Lovely Green Space in Springbank Links Golf Course: Two storey Living Room -Large open kitchen family room -Separate dining room -Main floor office with fireplace -Private Deck with expansive view of green space -Large master bedroom with en-suite -Three bedrooms up with large hallway for extra study room -Walk out basement with large entertaining room -Fourth bedroom in lower level\*\*Tenant to pay \$200 per month for water and sewage as well as pay



House For Rent In Springbank Hill viewed

\$8,000

Calgary, Alberta  
3 bedrooms 5 bathrooms

FURNISHED  
2021 COMPARABLE



\$5500

75 Palomino Boulevard  
Springbank, Calgary

House  
4+den bd • 3.5 ba



\$5380

Elmont Estates Manor Southwest  
Springbank Hill, Calgary

House  
4+den bd • 4 ba • 4000 ft<sup>2</sup>  
Cats Ok • Jun 01 availability  
# 483398





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## WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



Real Property Management  
**ACE**  
Achieve  
Client Confidence  
Expertise & Excellence.

### Fully Furnished Checklist

#### ENTRANCE/FOYER

- Shoe/Door Mat
  - Optional *but* Guests Love:
- Entrance Console Table
- Storage Bench to put things like umbrellas, hats and/or to sit to put on shoes
- Small mirror



#### LIVING ROOM

- Couch and/or Pull-Out Bed
- Chaise (if space allows)
- Coffee Table
- 2 Table Lamps
- 2 Side/End Tables
- 1 Floor Lamps
- TV
- TV Stand
- Decorative Rug
- 3-4 Decorative
- Throw/Blanket
- ! large nice painting above couch
- Clock - adds accent, decor and functionality
- Faux decorative plants

#### DINING ROOM

- Dining Table
- Table Mats - Protects and adds a great decorative touch
- Chairs 4 Chairs
- Bar stools - if there's a breakfast bar or island
- ! large nice painting above dining table



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FURNISHING  
CHECKLIST

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# FURNISH OR UNFURNISHED?

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## WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



### KITCHEN



- Toaster
- Microwave
- Coffee Maker
- Electric Kettle
- Tea Pot
- Garbage Can
- Oven Mitts
- Pots Set
  - Large pot with lid
  - Medium pot with lid
  - Small pot with lid
- Frying Pan Set
  - Large pan
  - Medium pan
  - Small pan
- Cutting Board
- Strainer
- Optional *but* Guests Love:
  - Baking Pan
  - Blender
  - Mixing Bowls
  - Measuring Cup
  - Measuring Spoons
  - Grater
  - Whisk

### 2 Sets of Dinnerware for 4

- 8 Large Plates
- 8 small plates
- 8 bowls
- 8 Large Spoons
- 8 Medium Spoons
- 8 Small Spoons
- 8 Butter Knives
- 8 Steak Knives
- 8 Mugs
- 8 Tall Glasses
- 8 Short Glasses
- 8 Wine Glasses
- Wine opener
- Mixing Spoon
- Spatula
- Knife Block Set
- Scissors
- Salt & Pepper Shakers
- Hot plate mats



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*ACE*

## WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



### KITCHEN

- Dish clothes
- Dish scrubbing sponge
- Detergent
- Electric Kettle
- Apron



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## JUST BRING YOUR SUITCASE



### BATHROOM

- Shower curtain
- 2 Sets of Towels
- Bath Mat
- Soap Dispenser
- Toilet Brush
- Plunger
- Blow dryer
- Toiletries to help guests start their stay: Toilet paper, Shampoo, Conditioner



Utopia Towels Premium 8 Piece Towel Set (Dark Grey); 2 Bath Towels, 2 Hand Towels and 4 Washcloths – Cotton Towels

### CLEANING & HOUSEHOLD ITEMS

- Vacuum
- Mop
- Broom
- Iron
- Iron Board

Guests Love:



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Unfurnished leases are typically 1 year and offer more security for owners. Rents are not as high as furnished but stable. Long Terms tenants are ideal for owner stability; hence rents are reflected competitively and keeping Tenants happy results in Tenants renewing and staying longer term.

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

Monthly Rent Scenario	5100	5200	5300	5400	5500	5600	5700	5800	5900
Leasing Fee for Each New Tenant (1/2 Month's Rent)	2550	2600	2650	2700	2750	2800	2850	2900	2950
10% Monthly Management Fee (Minimum \$125 per month)	510	520	530	540	550	560	570	580	590
<b>TOTAL Annual Fee</b>	<b>\$8,670</b>	<b>\$8,840</b>	<b>\$9,010</b>	<b>\$9,180</b>	<b>\$9,350</b>	<b>\$9,520</b>	<b>\$9,690</b>	<b>\$9,860</b>	<b>\$10,030</b>
Annual Amount After Fee Deduction*	\$52,530	\$53,560	\$54,590	\$55,620	\$56,650	\$57,680	\$58,710	\$59,740	\$60,770
Monthly Amount After Fee Deduction*	\$4,378	\$4,463	\$4,549	\$4,635	\$4,721	\$4,807	\$4,893	\$4,978	\$5,064

\*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

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

Monthly Rent Scenario	6000	6100	6200	6300	6400	6500	6600	6700	6800
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3000	3050	3100	3150	3200	3250	3300	3350	3400
10% Monthly Management Fee (Minimum \$125 per month)	600	610	620	630	640	650	660	670	680
<b>TOTAL Annual Fee</b>	<b>\$10,200</b>	<b>\$10,370</b>	<b>\$10,540</b>	<b>\$10,710</b>	<b>\$10,880</b>	<b>\$11,050</b>	<b>\$11,220</b>	<b>\$11,390</b>	<b>\$11,560</b>
Annual Amount After Fee Deduction*	\$61,800	\$62,830	\$63,860	\$64,890	\$65,920	\$66,950	\$67,980	\$69,010	\$70,040
Monthly Amount After Fee Deduction*	\$5,150	\$5,236	\$5,322	\$5,408	\$5,493	\$5,579	\$5,665	\$5,751	\$5,837

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

Monthly Rent Scenario	6900	7000	7100	7200	7300	7400	7500	7600	7700
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3450	3500	3550	3600	3650	3700	3750	3800	3850
10% Monthly Management Fee (Minimum \$125 per month)	690	700	710	720	730	740	750	760	770
<b>TOTAL Annual Fee</b>	<b>\$11,730</b>	<b>\$11,900</b>	<b>\$12,070</b>	<b>\$12,240</b>	<b>\$12,410</b>	<b>\$12,580</b>	<b>\$12,750</b>	<b>\$12,920</b>	<b>\$13,090</b>
Annual Amount After Fee Deduction*	\$71,070	\$72,100	\$73,130	\$74,160	\$75,190	\$76,220	\$77,250	\$78,280	\$79,310
Monthly Amount After Fee Deduction*	\$5,923	\$6,008	\$6,094	\$6,180	\$6,266	\$6,352	\$6,438	\$6,523	\$6,609

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Unfurnished leases are typically 1 year and offer more security for owners. Rents are not as high as furnished but stable. Long Terms tenants are ideal for owner stability; hence rents are reflected competitively and keeping Tenants happy results in Tenants renewing and staying longer term.

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

Monthly Rent Scenario	5100	5200	5300	5400	5500	5600	5700	5800	5900
Leasing Fee for Each New Tenant (1/2 Month's Rent)	2550	2600	2650	2700	2750	2800	2850	2900	2950
10% Monthly Management Fee (Minimum \$125 per month)	510	520	530	540	550	560	570	580	590
<b>TOTAL Annual Fee</b>	<b>\$8,670</b>	<b>\$8,840</b>	<b>\$9,010</b>	<b>\$9,180</b>	<b>\$9,350</b>	<b>\$9,520</b>	<b>\$9,690</b>	<b>\$9,860</b>	<b>\$10,030</b>
Annual Amount After Fee Deduction*	\$52,530	\$53,560	\$54,590	\$55,620	\$56,650	\$57,680	\$58,710	\$59,740	\$60,770
Monthly Amount After Fee Deduction*	\$4,378	\$4,463	\$4,549	\$4,635	\$4,721	\$4,807	\$4,893	\$4,978	\$5,064

\*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

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

Monthly Rent Scenario	6000	6100	6200	6300	6400	6500	6600	6700	6800
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3000	3050	3100	3150	3200	3250	3300	3350	3400
10% Monthly Management Fee (Minimum \$125 per month)	600	610	620	630	640	650	660	670	680
<b>TOTAL Annual Fee</b>	<b>\$10,200</b>	<b>\$10,370</b>	<b>\$10,540</b>	<b>\$10,710</b>	<b>\$10,880</b>	<b>\$11,050</b>	<b>\$11,220</b>	<b>\$11,390</b>	<b>\$11,560</b>
Annual Amount After Fee Deduction*	\$61,800	\$62,830	\$63,860	\$64,890	\$65,920	\$66,950	\$67,980	\$69,010	\$70,040
Monthly Amount After Fee Deduction*	\$5,150	\$5,236	\$5,322	\$5,408	\$5,493	\$5,579	\$5,665	\$5,751	\$5,837

\*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

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

Monthly Rent Scenario	6900	7000	7100	7200	7300	7400	7500	7600	7700
Leasing Fee for Each New Tenant (1/2 Month's Rent)	3450	3500	3550	3600	3650	3700	3750	3800	3850
10% Monthly Management Fee (Minimum \$125 per month)	690	700	710	720	730	740	750	760	770
<b>TOTAL Annual Fee</b>	<b>\$11,730</b>	<b>\$11,900</b>	<b>\$12,070</b>	<b>\$12,240</b>	<b>\$12,410</b>	<b>\$12,580</b>	<b>\$12,750</b>	<b>\$12,920</b>	<b>\$13,090</b>
Annual Amount After Fee Deduction*	\$71,070	\$72,100	\$73,130	\$74,160	\$75,190	\$76,220	\$77,250	\$78,280	\$79,310
Monthly Amount After Fee Deduction*	\$5,923	\$6,008	\$6,094	\$6,180	\$6,266	\$6,352	\$6,438	\$6,523	\$6,609

\*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.



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**THE CONCORD**

UNIT 312, 738 - 1st Ave SW



**PRIVATE RESIDENCE WITH PRIVATE ELEVATOR**

**RENT:** FULLY FURNISHED: \$6000.000/Month  
**SIZE:** +/- 1769 sq.ft  
**BEDROOMS:** 2 Bedrooms, Private Ensuities & Balcony Access  
**PARKING:** Private Double Garage

Calgary's newest luxury high-rise, is the most grand condo development the City has yet seen. Be the first to live here!



**FOR LEASE**

423 SIMONS ROAD NW

**FURNISHED - BRAND NEW HOME**



**CONVENIENCE. Lifestyle. FULLY FURNISHED**

**SIZE:** +/- 2,800 SQ.FT. (Main & 2nd Level)  
**PARKING:** Double Attached Garage  
**RENT\*:** \$BASED ON TERM  
 Includes all utilities and internet.  
 \*Shorter Terms available at a higher rate.

**HOME AWAY FROM HOME  
 LEASED  
 JUST BRING YOUR SUITCASE**



20169 DE WINTON RIDING CLUB ROAD,  
 FOOTHILLS, AB

**5.2 ACRES  
 2,200 SQ.FT. BUNGALOW  
 4 BEDROOMS**

**FOR LEASE**



**FULLY FURNISHED  
 EXECUTIVE ACREAGE LIVING**



**UNIQUE HOME WITH SOLAR PANELS  
 18 FT. VAULTED CEILINGS WITH  
 VIEW OF DOWNTOWN  
 5 MINS. FROM SETON**



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