

# FOR SALE

## 16 Unit Residential Building Rocky Mountain House



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

- UNITS:**
- 8 Bachelor Suites, 8 – 1 Bedrooms
- INCOME:**
- Bachelor = \$475.00/month 1 Bedroom = \$550.00/month
  - Gross Total (if all rented) = \$8,200/month or \$98,400.00/annum
- NOTES:**
- Owner pays all utilities
  - Common washrooms
  - Over last few years the owner has completed extensive upgrades
  - New wiring and plumbing
  - Additional information can be provided for serious inquiries upon request. Please email or call as noted below.
  - This Property is not formally listed with Century 21 Advantage
- TAXES:**
- \$3,044.88 ('08)
- ASKING PRICE:**
- **\$605,000.00 plus GST if applicable**
- CAP RATE:**
- Greater than 10% based on 2007 and 2008 expenses

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