

FORCLOSURE SALE

MAYFIELD TERRACE 19 MULTI FAMILY UNITS

10121 162 STREET
EDMONTON, AB

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Cushman & Wakefield Edmonton is pleased to present this exciting opportunity to acquire the Premium Rentals located in the community of Britannia Youngstown in the west end of Edmonton.

The offering is known as Mayfield Terrace consisting of 19 units situated within a larger condominium plan (27 units) built in 1980. Ownership of the 19 units accounts for over 70% of the unit factors in the condominium complex providing for control of decision making at the property.

The property is surrounded by multifamily buildings in the area and borders the east side of 162 Street between Stony Plain Road and 102 Avenue.

Public access to the property is convenient via public transportation located directly adjacent to the property with a plan by the city of Edmonton to extend the existing LRT (Light Rail Transit) system westward with a proposed station to be located 3 minutes away at the intersection of Stony Plain Road and 156 Street.



STONY PLAIN ROAD

100 AVENUE NW

163 STREET NW

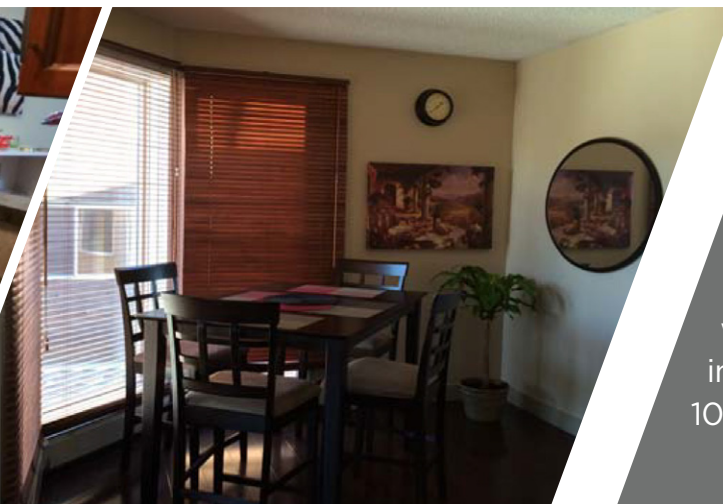
149 STREET NW

YELLOWHEAD TRAIL



INVESTMENT HIGHLIGHTS

- Fantastic opportunity for an owner looking to take control of their investment with some hands on rental management in this attractive complex.
- With its central west end location, Mayfield Terrace has experienced a historically low vacancy with all units currently fully occupied.
- Recent extensive condominium upgrades and renovations to the property include upgraded common areas, kitchens, bathrooms, replacement of the Asphalt Shingle Roof (2011), exterior stucco siding, unit windows, perimeter fencing, replacement of the boiler and hot water tank



- Professionally managed, the Condominium fees include all normal costs exclusive of Property Taxes and Interior unit Maintenance
- Units are all individually title and can be sold separately
- Each suite is equipped with:
 - 5 appliances inclusive of a fridge, stove, dishwasher and a stacked washer dryer.
 - 4 piece bath with clay tile flooring and a matching tub.
- An opportunity exists to acquire the remaining units within the complex to expand the investment holdings to control 100% of the complex.

PROPERTY DETAILS

MUNICIPAL ADDRESS
Plan 3466MC, Lot H

LEGAL DESCRIPTION
Plan 0725708

Units 2 - 14, 19, 20, 22, 24, 25, 27

SUITE MIX

14 - 1 Bedroom Suites / ± 625 SF each
2 - 2 Bedroom Suites / ± 788 SF each
3 - 3 Bedroom Suites / ± 977 SF each

LAND SIZE
0.69 Acres

ZONING
RA7 (Low Rise Apartment)

AGGREGATE SALE PRICE
\$1,795,000

PRICE PER DOOR
\$94,475 / door



DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Winners	326 Mayfield Common Nc	0.69
Dollarama	350 Mayfield Common Nv	0.79
The Home Depot	17404 99Th Avenue, Nw	1.48
Staples Canada	9580 170Th Street	1.51
Best Buy Canada	17539 Stony Plain Rd. ...	1.63
Canadian Tire	9909 - 178Th Street	1.83
Dollarama	8882 170Th St.	2.55
Best Buy Canada	1340 - 8882 170 Street...	2.61
Rona Canada	18445 Stony Plain Rd	2.68
Winners	8882 170Th Street	2.69
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Save-On-Foods Canada	360 Mayfield Common N.	0.83
Rexall Canada	9540 163Rd Street Nw.	1.09
Nofrills	10126 150Th St Nw	1.32
Shoppers Drug Mart	10116 150 Street Nw	1.32
Safeway Canada	15007 Stony Plain Road.	1.33
Real Canadian Superstore	17303 Stony Plain Rd Nw	1.38
Safeway Canada	9710-170 Street Nw	1.47
Shoppers Drug Mart	9570 170 Street Nw	1.54
Rexall Canada	10228-142 Street	2.29
Safeway Canada	8720 156 Street	2.44
Banks		
Bank Name	Address	Dist. (km)
Royal Bank of Canada	16909 103A Ave Nw	0.62
Canadian Imperial Bank of	10058 - 170th Street	0.63
Scotiabank Canada	9740 170th Street,	0.86
TD Canada Trust	14941 Stony Plain Rd	0.91
BMO Financial	17504 - 100 AVE NW	0.93
TD Canada Trust	10715 170 St Nw	1.00
TD Canada Trust	9604 142 Street	1.52
Royal Bank of Canada	15710 87 Ave Nw	1.58
Canadian Imperial Bank of	15630 - 87th Avenue	1.59
TD Canada Trust	8705 156 St Nw	1.59

POPULATION & HOUSEHOLD SUMMARY		
	0-10 min	Edmonton
2016 Population (Census)	155,015	969,186
2018 Population Estimate	163,435	1,031,271
2021 Population Projection	177,905	1,129,899
% Pop. Change (2016-18)	5.4%	6.4%
% Pop. Change (2018-21)	8.9%	9.6%
2018 Families in Private HHs	43,488	276,979
Couple census families	36,232	236,517
Without children	17,903	106,737
With children	18,329	129,780
Lone-parent families	7,256	40,462
Average Persons Per Family	2.9	3.0

% Population - 0-10 min		
	0-10 min	Edmonton CSD
55+	~25%	~28%
25-54	~45%	~48%
0-24	~28%	~30%

% Household Size - 0-10 min		
	0-10 min	Edmonton CSD
1 p.	~35%	~25%
2 p.	~35%	~35%
3 p.	~15%	~15%
4 p.	~10%	~10%
5+ p.	~5%	~5%

INCOME		
	0-10 min	Edmonton
Under \$20K	5,697	31,907
\$20 - \$40K	9,578	47,715
\$40 - \$60K	10,438	54,940
\$60 - \$80K	8,832	49,956
\$80 - \$100K	8,921	54,135
\$100 - \$125K	6,894	44,903
\$125 - \$150K	6,074	41,267
\$150 - \$200K	7,144	49,109
\$200K +	4,797	27,473

Average Household Income	\$ 112,994	\$ 113,281
Median Household Income	\$ 79,167	\$ 86,577

% Households by Income - 0-10 min		
	0-10 min	Edmonton CSD
Under \$20k	~8%	~8%
\$20 - \$40k	~14%	~12%
\$40 - \$60k	~15%	~13%
\$60 - \$80k	~13%	~12%
\$80 - \$100k	~13%	~13%
\$100 - \$125k	~10%	~11%
\$125 - \$150k	~9%	~10%
\$150 - \$200k	~10%	~12%
\$200k +	~7%	~7%



FINANCIAL SUMMARY

MAYFIELD TERRACE: 10121 162 Street Edmonton, Alberta

PRICE: \$1,795,000 **Residential (Per Unit):** \$94,474

Residential Income					
TYPE	UNITS	AVGE SIZE	TOTAL SF	AVG RENT	TOTAL
One Bedroom	14	626	8,764	\$955	\$13,370
Two Bedroom	2	756	1,512	\$995	\$1,990
Three Bedroom	3	923	2,769	\$1,280	\$3,840
TOTAL	19		13,045	AVG. RENT PSF/ \$1.47	
GROSS MONTHLY INCOME:					\$19,200
GROSS ANNUAL LAUNDRY:					\$0
GROSS ANNUAL PARKING:					\$0
GROSS ANNUAL INCOME:					\$230,400
ANNUAL VACANCY: 3.0%					(\$6,912)
TOTAL RESIDENTIAL OPERATING INCOME:					\$223,488

Operating Expenses			
EXPENSE TYPE		% INCOME	TOTAL
Condominium Fee's:	2018 Actual	35.8%	\$79,932
Property Taxes:	2019 Actual	4.7%	\$10,584
Interior Repairs and Maintenance	2018 Actual	6.8%	\$15,119
Insurance	2018 Actual	1.6%	\$3,626
Utilities	2018 Actual	0.9%	\$1,997
Advertising	2018 Actual	0.1%	\$195
Administration	2018 Actual	0.6%	\$1,242
TOTAL RESIDENTIAL OPERATING EXPENSES:		(OP/EX RATIO) 50.4%	(\$112,695)

NET OPERATING INCOME: \$110,793
NET CAPITALIZATION RATE: 6.17%



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