

10935 83 St, Edmonton

Door #	Unit	Area (m2)	Area (sf)	Type
1	1	49.6	534 sf	1-Bed
2	2	76.5	823 sf	2-Bed
3	3	53	570 sf	1-Bed
4	4	47.4	510 sf	1-Bed
5	5	68.6	738 sf	2-Bed
6	6	51.4	553 sf	1-Bed
7*	7	51	549 sf	1-Bed
8*	8	78.3	843 sf	2-Bed
9	9	29	312 sf	Bachelor
10	10	55.2	594 sf	1-Bed
11*	11	55.4	596 sf	1-Bed
12	12	28.4	306 sf	Bachelor
14*	13	78.2	842 sf	2-Bed
15*	14	54.8	590 sf	1-Bed
16*	15	51	549 sf	1-Bed
17*	16	78.3	843 sf	2-Bed
18	17	29	312 sf	Bachelor
19	18	55.2	594 sf	1-Bed
20	19	55.4	596 sf	1-Bed
21	20	28.4	306 sf	Bachelor
22*	21	78.2	842 sf	2-Bed
23*	22	54.8	590 sf	1-Bed
		1207.1	12,993 sf	

Monthly

Rent

\$800
 \$900
 \$800
 \$800
 \$900
 \$800
 \$850
 \$950
 \$700
 \$850
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 \$700
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 \$950
 \$850

\$18,400

x

12

\$220,800

3960 Laundry

\$224,760 PGI

3.5% -\$7,867

\$216,893 EGI

35% -\$75,913 Expenses

\$140,981 NOI

6.50% \$2,168,934 \$98,588

6.25% \$2,255,691 \$102,531

6.00% \$2,349,679 \$106,804

5.75% \$2,451,838 \$111,447