

# NORTH GLENORA 10906-139 ST

*Value beyond the build*

**PRESALE  
OPPORTUNITY**

**PRICE  
REDUCED**



## FEATURING

- **HIGHLY DESIRABLE NEIGHBOURHOOD & VERY CLOSE TO SCHOOLS & TRANSIT**
- **HIGH VALUE FOR HOME BUYERS / INVESTORS**
- **SMART-POWER HOME; ENERGY SAVINGS**
- **MAIN & 2ND 3 BDRM; BASEMENT SUITE 2 BDRM W/SEPARATE ENTRANCE & UTILITIES**
- **FRONT / REAR YARD, DECKS & DOUBLE GARAGE**
- **MAIN + 2ND 1,851 SQ FT / BSMT 714 SQ FT**

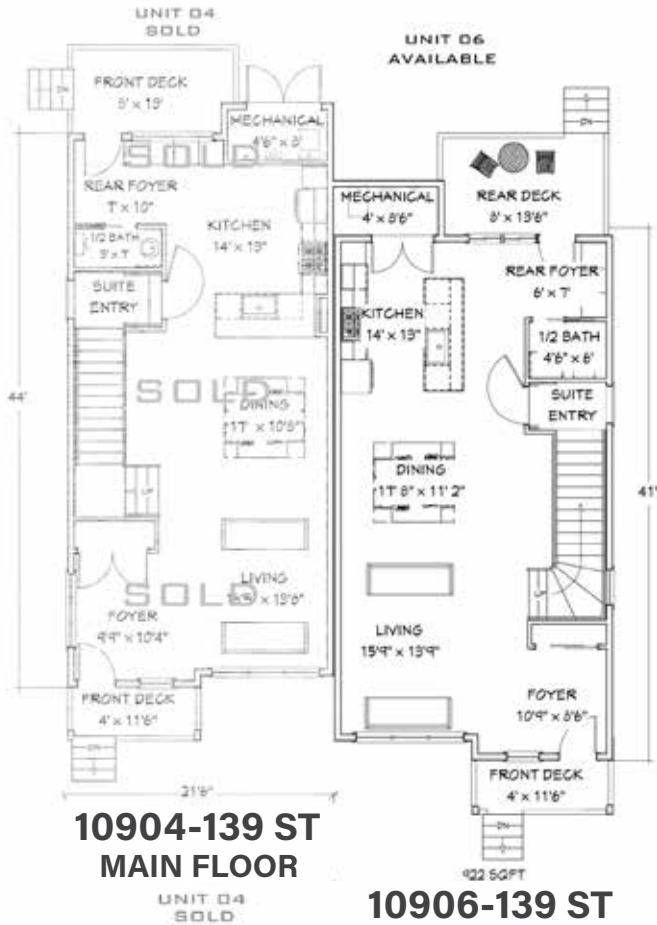
# SITE PLANS



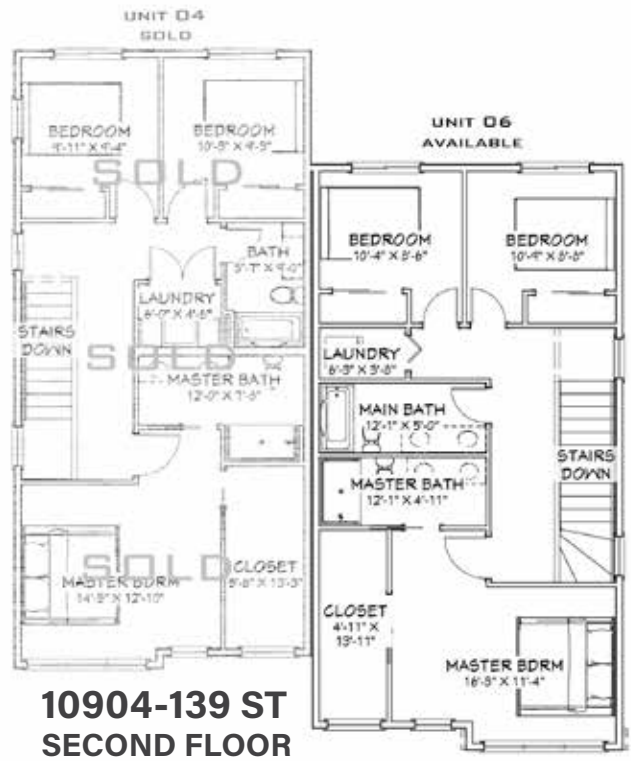
*Choose your finishings and fixtures*



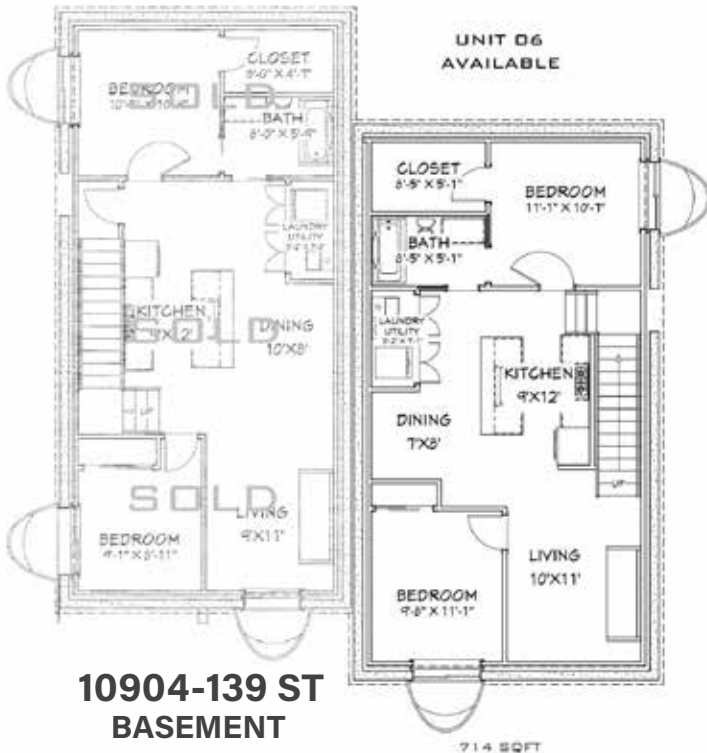
# FLOOR PLANS



**10906-139 ST**



**10906-139 ST**



**10906-139 ST**



## FINANCIAL PROFORMA

Construction Management Contract		10906-139 St			
Semi-Detached House Size		Main+2nd	Bsmt	SF	
		1,851	714	2,565	
		Fully Developed Basement		Roughed-in Basement	
Construction: Incl Demolition, Tree Protection	\$ 125	\$ 288,495	125	\$ 258,150	
Asbestos Test+Abatement		\$ 9,000		\$ 9,000	
Subtotal: Const		\$ 297,495		\$ 267,150	
Construction Fee	8.0%	\$ 23,800	8.0%	\$ 21,372	
Subtotal: Const+Const Fee		\$ 321,295		\$ 288,522	
Const Ops: Design; Permits; Survey; Sub-Div; NHWP/Ins; Site Mgt; Legal		\$ 48,500		\$ 48,500	
Subtotal: Const+Const Fee+Const Ops		\$ 369,795		\$ 337,022	
Financing: Const+Const Fee+Const Ops	By Owner	\$ -	By Owner	\$ -	
Subtotal: Const+Const Fee+Const Ops+Fin		\$ 369,795		\$ 337,022	
Cost Per SF		\$ 144		\$ 182	
Land		\$ 190,000		\$ 190,000	
Subtotal: Const+Const Fee+Const Ops+Fin+Land		\$ 559,939		\$ 527,022	
Sales Commission	\$3,000 Flat Fee/3.5%/1.5%	\$ 11,399	\$3,000 Flat Fee/3.5%/1.5%	\$ 10,905	
Subtotal: Const+Const Fee+Const Ops+Fin+Land+Commission		\$ 571,338		\$ 537,927	
GST	5.00%	\$ 28,567	5.00%	\$ 26,896	
Sell Price w/ GST		\$ 599,905		\$ 564,824	
Sell Price Per SF w/ GST					
		Above Grade (AG) \$ 324	Above Grade (AG) \$ 305		
		Total Living Area \$ 234	Total Living Area \$ 220		
Cap Rate: 10906 - 139 St					
Fully Developed Basement			Roughed-in Basement		
Cap Rate	Total Rent-Annual	M+2 & Bsmt Per Mth	Cap Rate	Total Rent/Mth	M+2 Per Mth
5.0%	33,600.00	\$1,850; \$950	3.7%	23,400	\$1,950
5.4%	36,000.00	\$2,000; \$1,000	3.8%	24,000	\$2,000
5.8%	38,400.00	\$2,100; \$1,100	4.0%	25,200	\$2,100

### INTEGRITY

*Driven by the desire to bring quality, affordability and modern design to our customers, Urban Sky's customers and investors benefit from our modern designs and moderate prices, along with our proven project management structure of scope, schedule and budget controls.*

### INSPIRED

*The look of YEG housing is changing. Urban Sky is at the forefront. Modern designs / Custom homes / Moderate price / Quality construction / Energy smart*

### EXCEPTIONAL CUSTOMER SERVICE

*Our design team will help you to create your custom home that surpasses your expectations and that can help you maintain the value of your investment.*

**CONTACT: TOM KEOGH TOM.KEOGH@URBANSKYDEVELOPMENTS.CA | 780.504.0005**