



(AFN Ltd.)
A. Bhanji & Associates

COMMERCIAL INVESTMENT OPPORTUNITY

Virtual Dynamics Building

5103 - 51 Street Barrhead, Alberta



Property Highlights

A former IGA grocery store, this one story, concrete block structure on an assumed reinforced concrete grade beam and pile foundation has an estimated construction date of 1969. Features front showroom and office space with a rear light manufacturing/production area. The subject property occupies a good location along a main arterial through town, situated on a high-visibility corner lot only one block from the main street intersection. It is situated in a stable community which acts as a major trading center for this area northwest of the City of Edmonton. Fully serviced by the municipality, features heavy power.

The Investment

The following samples are approximated estimates and should be treated as such. Please call to discuss your specific requirements and a strategy that suits your long-term investment plans.

	60% LTV Strategy	50% LTV Strategy	100% LTV Strategy (3% Interest only HELOC)
Purchase Price	\$388,500	\$388,500	\$388,500
Monthly Lease Income**	\$3,237	\$3,237	\$3,237
Taxes, Insurance, Utilities (Paid by Tenant)	-	-	-
Debt Servicing	-\$1,469*	-\$1,224*	-\$977
Vacancy Allowance (5%)	-\$162	-\$162	-\$162
Maintenance Allowance (5%)	-\$162	-\$162	-\$162
Monthly Cash Flow	\$1,444	\$1,689	\$1,936
Cash to Mortgage (Down Payment)	\$155,400	\$194,250	-
Closing Costs (Lawyer, Mortgage, Inspection)	\$2,500	\$2,500	(HELOC)
Emergency Reserve Fund	\$5,000	\$5,000	\$5,000
Cash to Close	\$162,900	\$202,750	\$5,000
Cash on Cash Return	10.60%	9.99%	~

*Debt Servicing calculated using 20 year amortization, 3.5% interest rate, paid monthly.

**\$6.70 per square foot. Commercial lease rates downtown Barrhead currently range from \$5.25 - \$10.00 per square foot, NET, with next to no vacancy.

The Tenants

Virtual Dynamics Ltd.



www.virtualdynamics.ca

Virtual Dynamics Ltd. is a manufacturer of high-end audio equipment incorporated in 2001, employs 10-15 staff and grosses over \$1,000,000 in annual sales.

Virtual Dynamics products are sold internationally through distributors in the Netherlands, Hong Kong, Spain, Thailand, and Poland. Virtual Dynamics also markets direct-to-consumer via in-house showrooms and online marketing.

Bare Necessities Ltd.

Skin Rejuvenation treatments and Barrhead's first Laser Hair Removal service, opening its doors in the Virtual Dynamics building July '09.



Property Description

Municipal Address:	5103 - 51 Street Barrhead, AB	Lease Income:	\$38,850.00 Triple Net
Legal Description:	Plan 5703 CL, Block 4, Lots 1-3		Terms Negotiable, Carefree To
Building Size:	5,800 SF (92' x 63')		The Landlord
Land Size:	14,400 SF +/- Corner Lots	Cap Rate:	10%
Zoning:	C1- Commercial	Taxes (2008):	\$4731.66
Tenants:	Virtual Dynamics Ltd., and Bare Necessities Ltd.	Price:	\$388,500.00

Municipality: Town of Barrhead



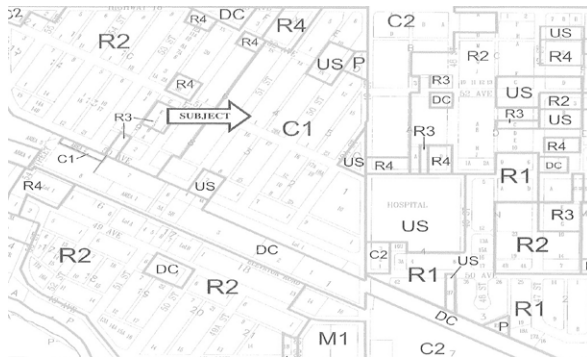
Location

The Town of Barrhead is centrally located within the County of Barrhead #11, in north-central Alberta (Midnight Twilight Country). It is 122 km northwest of Edmonton following Highway 33, and ideally situated on a major provincial corridor at the junction of Highways 33 and 18. Highway 33...named the Grizzly Trail...is the shortest route to Peace River Country.

Economy

With a population of 4,209, the Town of Barrhead is the main service centre for the surrounding area and serves a trading area of over 20,000 people. It is the centre of one of Alberta's richest agricultural and forestry areas; oil and gas, manufacturing, and the retail trades make up the balance of the economy of the town.

-Source: Alberta First



Commercial lease rates downtown Barrhead currently range from \$5.25 - \$10.00 per square foot, NET, with next to no vacancy reported in commercial and residential sectors.

For further information or to arrange a tour please contact **Jeff Sutherland** or **Dean Drysdale** at the contact information below. *To prevent disruption of the business currently operating in the premise, please do not enter the property without first arranging a showing. Thank you for your consideration in this regard.*

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.



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