



minto
Communities



C
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S

own your era.



QUALITY OF LIFE

in Calgary.

#1

**Most livable city in
North America**

For 2 consecutive years

4th

**Most “livable” city
in the world**

For stability, healthcare,
culture, education and
infrastructure

top
5

**Of The Economist
Intelligence Unit’s Global
Livability Index**

For 10 consecutive years





Moraine Lake



Banff Ave



GET OUTSIDE OF the City.



1.5 hour drive
to Banff



5 ski resorts
Within 2 hours



over 200 hiking trails
in Banff National Park



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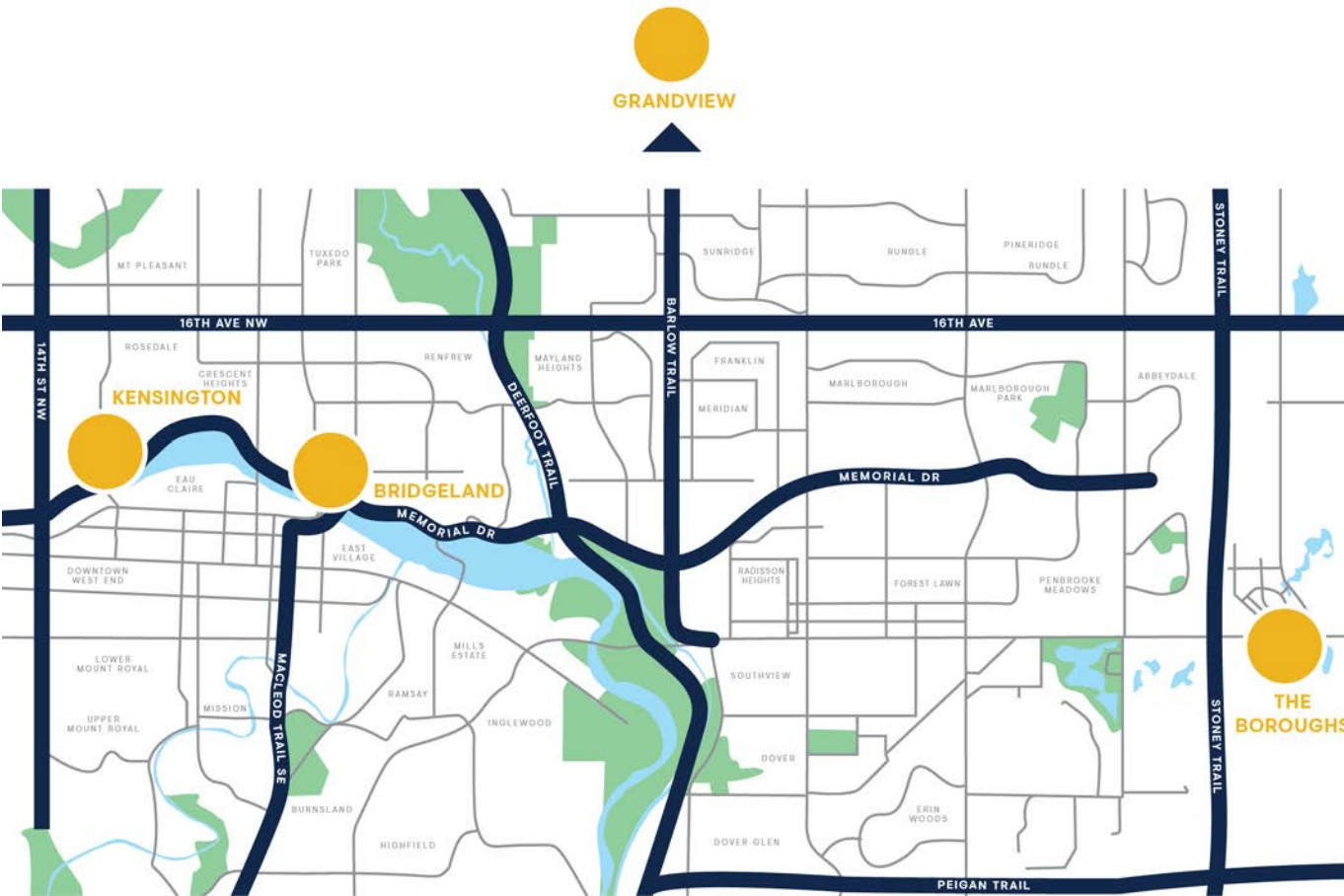


INTRODUCING

Minto Calgary.

8 RENTAL
PROPERTIES
IN CALGARY

TOTALLING
1560
UNITS



5 properties in Calgary
3500+ units



The Boroughs	...	500 units
Grandview	...	2,500 units
The Annex	...	108 units
Era	...	180 units
The Annex II	...	100 units



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Bridgeland,
Calgary





10 min. walk
to the C-Train



10 min. walk
to Downtown Calgary
& Business District



5 min. bike ride
to St. Patrick's Island Park
& Prince's Island Park



nearby campuses
10 min. drive to SAIT,
14 min. drive to Mount Royal,
16 min. drive to U of C



2 min. walk
to the Bow River &
Pathways





minto
Communities



the suites









rooftop terrace

north view.



east view.



observe



south view.



west view.



UNIT SPECS (1 BED)

SUBJECT UNIT: **476 sf**

UNIT PRICE: **\$263,000**
(average, plus + GST)

ADD ONS:

PARKING: **\$29,900** +\$655gst
(available on all 2 bed suites)

LOCKER: **included**

MAINTENANCE FEES:
\$0.40 psf

MORTGAGE ASSUMPTIONS

MORTGAGE AMOUNT:
\$210,400 (after 20% down)

MORTGAGE RATE: **2.75%**

AMORTIZATION: **25 YEARS**

MONTHLY MORTGAGE
PAYMENT: **\$969**

DEPOSIT 10%: **\$26,300**
10% ON CLOSING: **\$26,300**
TOTAL: **\$52,600**

PROPERTY TAX: **\$1,366**
(average)

PROJECTIONS SUMMARY

MONTHLY MORTGAGE : **\$969**

MONTHLY MAINTENANCE FEE:
\$191

MONTHLY PROPERTY TAX: **\$120**
(average)

TOTAL MONTHLY CARRYING COST:
\$1,279

RENTAL POTENTIAL: **\$1,418**
(average)

CASH FLOW: \$139+



INTRODUCING

Purchaser Incentives.

**2 YEAR
RENTAL
GUARANTEE**

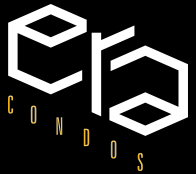
**NO HST
(5% GST)**

**STORAGE
LOCKER
INCL.**

NO D/C's

**NO LAND
TRANSFER
FEE**

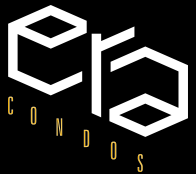
**KITCHEN
ISLAND
INCL.**





Thank you.

#mintocommunitiescalgary





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