

THE DECKS ON 6TH



AVISON
YOUNG

[FOR SALE]

34
UNITS | 9747 - 106 STREET NW
EDMONTON, AB



PROPERTY OVERVIEW

The Deks on 6th (the “Property”) is a unique asset located on the 106th Street hill in downtown Ed-monton. This 9-storey concrete tower was built in 1969 and sits on 0.27 acres. The Property holds a total of 34 strata titled units, with a mix of 1 two-bedroom and 33 one-bedroom suites.

The building contains 1 elevator, shared laundry services and a large rooftop patio with views of downtown and the river valley. The parking struc-ture behind the building holds 16 surface parking stalls above and 16 underground stalls below with alleyway access.

Municipal Address		9747 - 106 Street NW Edmonton, AB	
Legal Address		Plan 0421947 Units 1-34	
Neighbourhood		Downtown	
Suite Mix	33	One-Bedroom	
	1	Two-Bedroom	
	34	Total Suites	
Year Built		1969	
Zoning		Residential Mixed Use Zone (RMU)	
Parking		Surface & Underground (0.94 Parking Ratio)	
Structure		Concrete	
Site Size		11,649 SF	
Asking Price		Market	



INVESTMENT HIGHLIGHTS



DOWNTOWN LOCATION AND VIEWS

Entertainment, dining and shopping are all close by, with Jasper Ave and 109th Street only a 10-minute walk from the Property, this area is a social hub in downtown Edmonton with popular restaurants and shopping plazas with grocery, personal services and boutique stores. Many units enjoy full or partial views of downtown and the river valley.



MAINTAINED AND RENOVATED ASSET

The Property experiences regular service on its mechanical systems and timely repairs to building items as needed. Many suites have received modern flooring, paint and fixtures, with several having full kitchen remodels, including the addition of dishwashers in 14 units.



RENTAL UP-SIDE OPPORTUNITY

Based on a survey of other vintage concrete apartments in the area, the Property is renting at below market rates and has room for immediate rental up-side for its one and two bedroom units.



SECURITY AND MONITORING

The Property has 24hr video surveillance at all access points and in the underground garage. Entrances have been upgraded to secure keyless entry with an intercom system.



[**LOCATION OVERVIEW**]

Kinsmen Sports Centre

North Saskatchewan River Valley


University of Alberta


Victoria Park & Golf Course


Royal Glenora Club


Alberta Legislature Grounds

DEMOGRAPHICS (1KM RADIUS)

 **17,577**
Estimated Population

 **35**
Median Age

 **72.2%**
Rented Dwellings

 **\$91,994**
Average Household Income

[LOCATION OVERVIEW]

The Property holds an excellent location within the downtown core of Edmonton. It's position on 106th Street is close to popular amenities, while also being in a considerably quieter area. This location provides walking access to Edmonton's River Valley, the largest urban parkland system in Canada with over 180 km of pathways for walking and biking in Edmonton.

The Property enjoys views of the river valley, downtown, and Alberta Legislature Grounds, while also being walking distance to all the shopping, dining, and entertainment perks of downtown living.

AMENITIES

- 1 Victoria Golf Course
- 2 Royal Glenora Club
- 3 Edmonton River Valley
- 4 Kinsmen Sports Centre
- 5 Queen Elizabeth Park
- 6 RE/MAX Field
- 7 Rogers Place/ICE District
- 8 Royal Alberta Museum
- 9 Art Gallery of Alberta

SCHOOLS

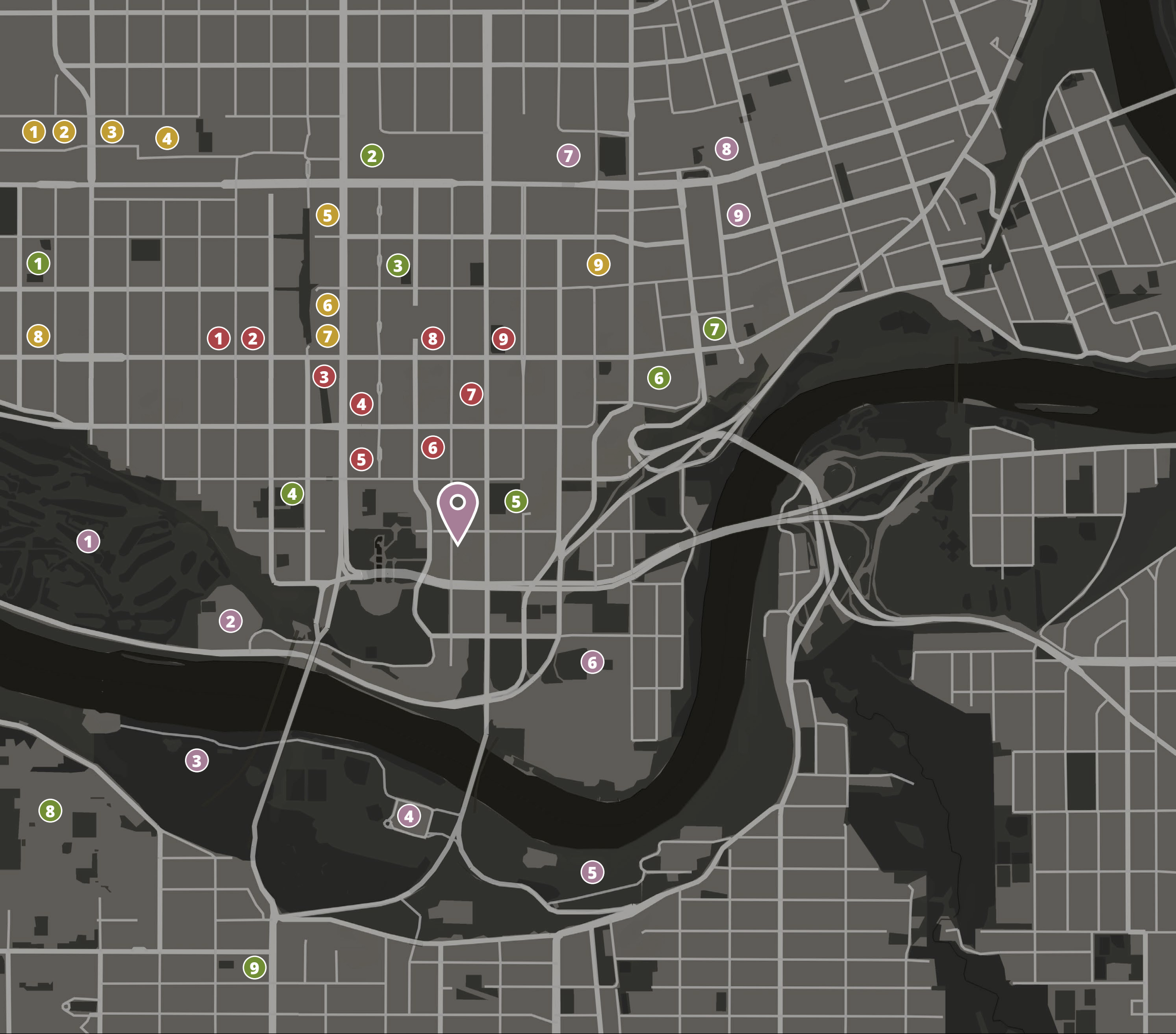
- 1 Wìhkwêntôwin School
- 2 MacEwan University
- 3 NorQuest College
- 4 Holy Child Catholic School
- 5 McKay School
- 6 Centre High Campus
- 7 CDI College
- 8 University of Alberta
- 9 Garneau Public School

RETAIL

- 1 Staples
- 2 London Drugs
- 3 Dollarama
- 4 Safeway
- 5 Best Buy
- 6 Save-on-Foods
- 7 Pet Valu
- 8 Shoppers Drug Mart
- 9 City Centre Mall

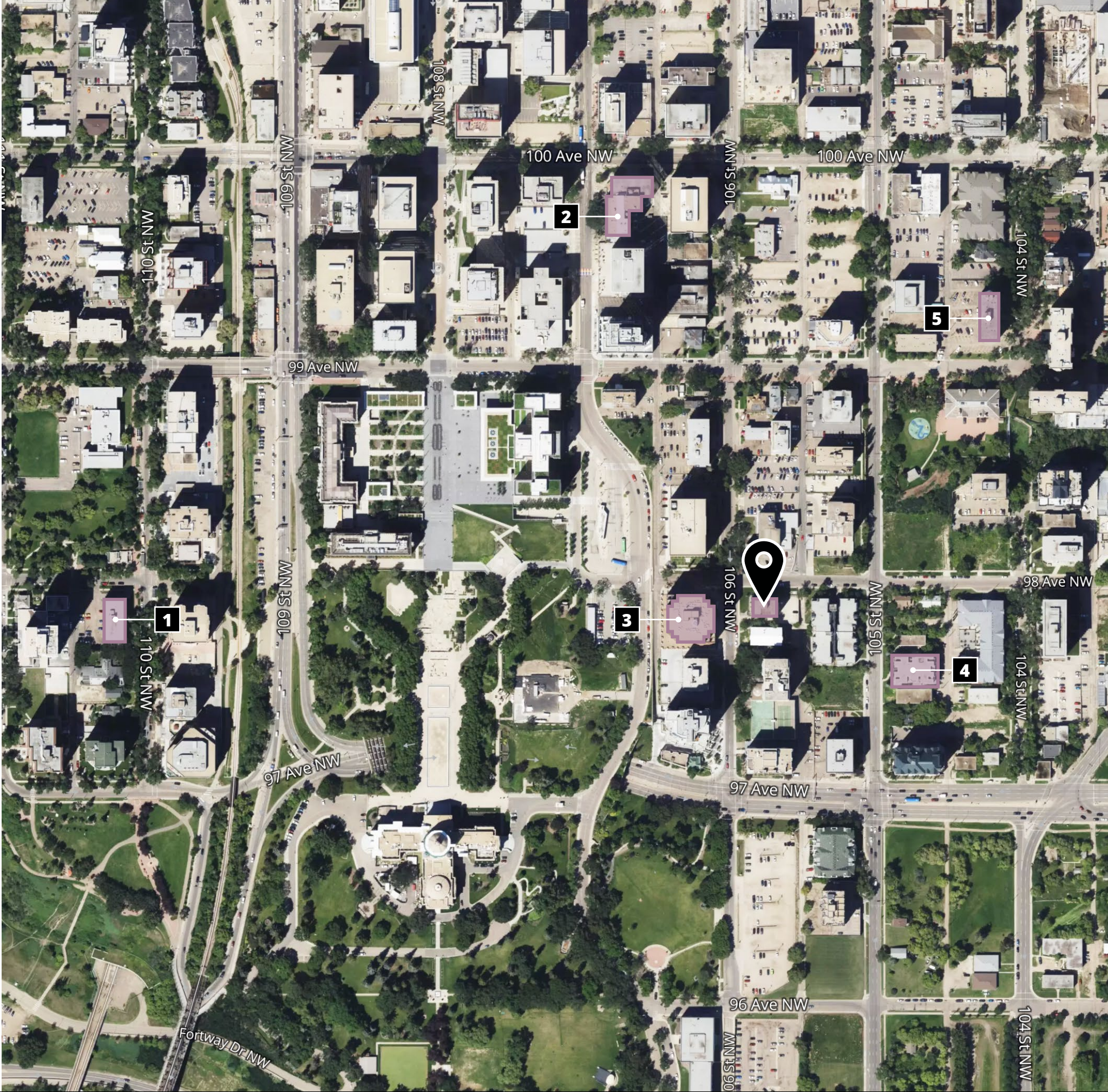
RESTAURANTS

- 1 LOCAL Public Eatery
- 2 Cactus Club
- 3 Central Social Hall
- 4 District Cafe & Bakery
- 5 The Common
- 6 The Marc
- 7 Cora
- 8 Boston Pizza
- 9 Fu's Repair Shop




RENTAL MARKET SURVEY

Building Name	Address	Unit Type	SF	Rental Rate	Rent PSF
1. Hi-Level Place	11005 - 98 Ave Edmonton, AB	One Bedroom Two Bedroom	800 964	\$1,325 \$1,650	\$1.66 \$1.71
2. 100 House	10621 - 100 Ave Edmonton, AB	One Bedroom Two Bedroom	645 945	\$1,575 \$1,725	\$2.44 \$1.82
3. Park Plaza	10611 - 98 Ave Edmonton, AB	One Bedroom Two Bedroom	791 1,386	\$1,300 \$1,700	\$1.64 \$1.23
4. Legislative Estates Apartments	9731 - 105 Ave Edmonton, AB	One Bedroom	713	\$1,363	\$1.91
5. Dunedin House	9910 - 104 Street Edmonton, AB	One Bedroom Two Bedroom	700 771	\$1,300 \$1,550	\$1.86 \$2.01
The Deks on 6th	9747 - 106 Street Edmonton, AB	One Bedroom Two Bedroom	676 883	\$1,250 \$1,495	\$1.85 \$1.69




[FINANCIAL ANALYSIS]

						YEAR 1 NOI FORECAST	
Unit Type	# of Units	Avg. SF	Rent/Mo.	Monthly	Annual	Rent/Mo.	Annual
1 Bedroom	33	676	\$1,240	\$40,905	\$490,860	\$1,395	\$552,420
2 Bedroom	1	883	\$1,495	\$1,495	\$17,940	\$1,600	\$19,200
Gross Rental Revenue	34		\$1,247	\$42,400	\$508,800	\$1,406	\$571,620
Additional Revenue	# of units	Avg. rent	Utilization	Monthly	Annual	Monthly	Annual
Laundry Revenue	34	\$15.00	100%	\$510	\$6,120		\$6,120
Total					\$6,120		\$6,120
Gross Potential Revenue					\$514,920		\$577,740
Vacancy Allowance	3.10% of Gross Potential Revenue				-\$15,963		-\$17,910
Effective Gross Revenue					\$498,957		\$559,830
Operating Expenses							
	PUPM	Basis	% of EGR	PUPA	Total Annual	PUPA	Total Annual
Property taxes	\$89	Estimated	7.03%	\$1,065	\$36,210	\$1,065	\$36,210
Insurance	\$63	Estimated	4.95%	\$750	\$25,500	\$750	\$25,500
Utilities	\$146	Estimated	11.56%	\$1,750	\$59,500	\$1,750	\$59,500
Repairs & Maintenance	\$81	CMHC Ref	6.44%	\$975	\$33,150	\$975	\$33,150
Replacement Reserve	\$10	CMHC Ref	0.79%	\$120	\$4,080	\$120	\$4,080
Caretaker/Salaries	\$55	CMHC Ref	4.39%	\$665	\$22,610	\$665	\$22,610
Management Fees	\$52	CMHC Ref	4.25%	\$624	\$21,206	\$702	\$23,793
Misc. Expenses	\$24	CMHC Ref	2.00%	\$294	\$9,979	\$330	\$11,197
Total Operating Expenses	\$520		41.22%	\$6,242	\$212,235	\$6,358	\$216,039
Residential NOI					\$286,723		\$343,791



\$286,723

Net Operating Income



\$343,791

Forecasted NOI with rental increases

NOTES TO FINANCIAL ANALYSIS

REVENUE

MONTHLY RENTAL REVENUE

Based on the September 2025 rent roll.

LAUNDRY REVENUE

Stabilized to a market average laundry revenue of \$15/unit/month.

VACANCY LOSS

Assume 3.10% vacancy loss as per CMHC vacancy rate data in Edmonton.

EXPENSES

PROPERTY TAXES

Based on a sample of 2025 property tax notices for 14 units. Extrapolated to reflect all 34 units. *Note: Units are individually titled, lowering the property tax rate.*

INSURANCE

Estimated at \$750/unit/year.

UTILITIES

Estimated at \$1,750/unit/year.

REPAIRS & MAINTENANCE

As per CMHC’s 2025 underwriting guidelines, stabilized R&M at \$830/unit/year. There is 1 elevator which is embedded in the Repairs & Maintenance expense.

APPLIANCE RESERVE

As per CMHC’s 2025 underwriting guidelines, there is a \$60/appliance/unit/year reserve.

MANAGEMENT FEES

For a building of this size the management fee is 4.25%.

MISCELLANEOUS

This expense item reflects the on-going marketing of the building through social media and leasing websites.



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