

1/4 Share at Parkside Hotel & Spa!



A406 - 810 Humboldt St.



Investment opportunity to own a 1/4 interest share at the beautiful full-service Parkside Hotel & Spa in downtown Victoria. West facing with city views, this 1BR (Gabriola B) unit enjoys 12 weeks of usage per year, including 4 of those weeks in August. This unit is tastefully decorated with designer furnishings, 2 gas f/p, sleeper sofa, King size bed, walk in closet, sleeping and dining for 4, kitchenette with dishwasher and washer/dryer combo. Hotel amenities include 25m pool with hot tub, gym, theatre, spa, u/g parking, front desk & housekeeping. Whether you want an investment in a high occupancy hotel, or if you want to enjoy mini vacations for yourself in Victoria, the Parkside offers a convenient downtown location and close proximity to restaurants, theatres, museums and shopping.



Dockside Realty
Victoria Gulf Islands

SUZI JACK, *PREC, LICENSED REALTOR®

Office: 250-656-5062 Cell: 250-203-3919 www.DocksideRealty.ca

Property Details



A406 - 810 Humboldt St.



Year Built: 2009

Bedrooms: 1

Bathrooms: 1

Fin SqFt: 527

Unfin SqFt: 50

Water: City

Waste: Sewer

Foundation:

Concrete Poured

Roof: Other

Ext Fin: Brick,
Cement Fibre, Stone

Fuel: Electric, Gas

Heat: Baseboard,
Radiant Hot Water

Hotel Features:

- 25m Pool
- Hot Tub
- Gym
- Theatre
- Spa
- UG Parking
- Housekeeping

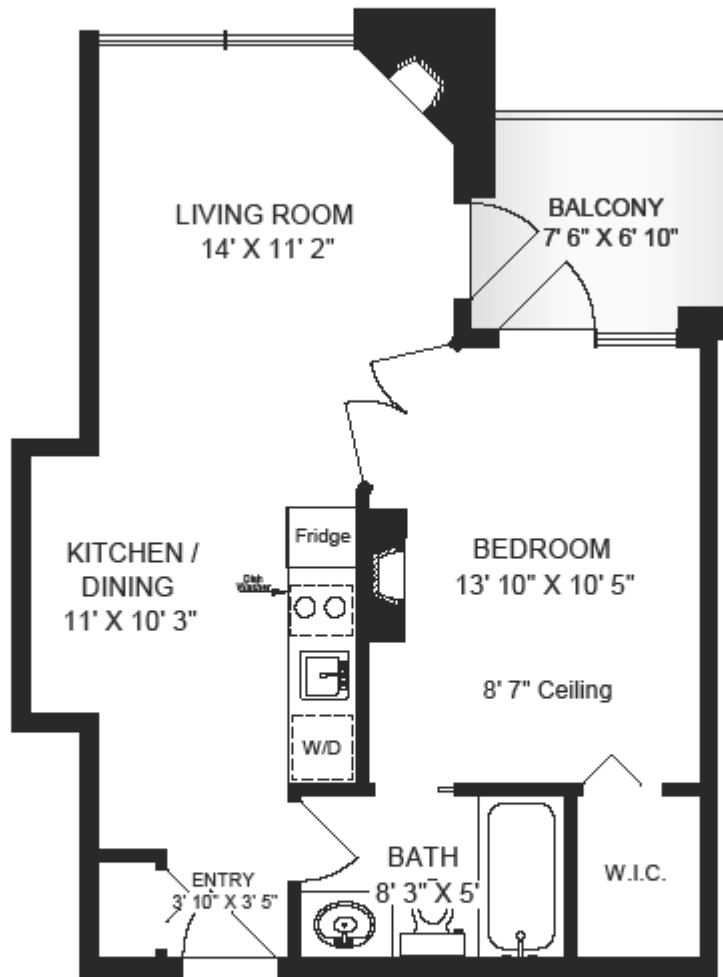


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Floor Plan

406-810 HUMBOLDT STREET



MAIN
527 SQ. FT.



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	527		527
TOTAL	527		527
BALCONY		53	53

EXCLUSIVELY FOR SUZI JACK DOCKSIDE REALTY LTD.	
JAN. 17 2018	Island Measure Residential and Commercial Floor Plans 250-416-8273 islandmeasure.com
REF # 5225	
<small>MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY. FOUR DECS ARE NOT USED TO CALCULATE AREA. FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.</small>	



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Rental Balance Sheet

These figures are approximate and based on information supplied

- 2017 figures are approximate as the last month is an estimate - financials are not posted until March 2018

Rental Income 2016	A406
Gross Rental Income	\$10,761.58
Less * Management Fees	\$ 4,459.11
Net Income	\$ 6,302.47
Less ** Maintenance Fees	\$ 4,382.84
Net Profit	\$ 1,919.63
Owned nights	84
Rented nights	82
Rental Income 2017	A406
Gross Rental Income	\$10,002.00
Less * Management Fees	\$ 4,947.00
Net Income	\$ 5,254.89
Less ** Maintenance Fees	\$ 5,043.34
Net Profit	\$ 211.55
Owned Nights	84
Rented Nights	82

* Management Fees include payment processing fees, travel agent commissions, managements fees, GST, and non-resident tax

** Maintenance Fees include accounting, contracted management expense, cleaning, repairs and maintenance, property taxes, strata fees

DISCLAIMER: *While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.*

All measurements are approximate and the buyer is responsible for verifying all data provided.



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