



# 신인진 부동산

**신인진 / Eric Shin**  
IC&I Full Commercial, BBA

Cell: (403) 689-3524 / Bus: (403) 775-6950 / Fax: (403) 440-1441  
4620 Macleod Trail South, Calgary, AB T2G 5E8

## MOTEL/HOTEL

- 1. Excellent Franchise Motel in Active City**  
▶ Asking Price: \$4.50M \* 2018-2019 Busy/Steady, Financing(70%)  
▶ G/Revenue: \$1.65M(2019) \$1.50M(2018)  
▶ On-going Area Project, City/1 Hwy, In-Door Pool, 15% Sale-Up in 2019, Year-round Busy !!
- 2. Unique & Profitable Motel in City, SK**  
▶ Asking Price: \$4.25M \* Net(\$761K/Yr), Manager's Operation  
▶ G/Revenue: \$1.25M(2019) \$1.30M(2018)  
▶ Cozy/Nice B/D, 77 Rooms, Site, Manager Suite, Nice Location, Steady/Bus., New Financing(70%)
- 3. Premier Franchise Motel in Active City, SK**  
▶ Asking Price: \$7.49M \* 2016 Built, New Financing(70%)  
▶ G/Revenue: \$1.90M(2019) \$1.93M(2018)  
▶ Active City on #1 Hwy, 3 Storey B/D, Hot Tub/Meeting Room/Continental B-Fast, Built by Owner, Must See!!
- 4. Young/Outstanding Motel+Commercial B/D (Leased)**  
▶ Asking Price: \$6.45M \* Occup'y(70% +), Net(\$902K)  
▶ G/Revenue: \$1.88M(2019) \$1.77M(2018) \$1.75M(2017)  
▶ Only 7Yrs old, Steady Area Project, Perfect with High Level Quality, Money-Making, Manager's Suite (2Bedroom)
- 5. Franchise Motel w/Lounge(VLT etc) in SK**  
▶ Asking Price: \$2.85M \* Busy Oil/Gas Industry, Very Clean Property  
▶ G/Revenue: \$1.30M(2018) \$1.27M(2017)  
▶ 2 Storey B/D, Very Well Maintained, Recently Upgraded, VLT Income(\$90-100K/Yr), Steady & Busy Industry Worker
- 6. Outstanding Franchise Motel near Calgary**  
▶ Asking Price: \$4.5M \* Down Town in City, 30min Calgary  
▶ G/Revenue: \$1.75M(2019) \$1.7m(2018) (In-Store Only)  
▶ 70Rooms(24Suits), Very Nice & Attractive, Canadian Ownership, Population 20,000-30,000
- 7. Franchise Motel in City, SK**  
▶ Asking Price: \$4.65M \* 2018-19 Steady Sale, Financing(65-70%)  
▶ G/Revenue: \$1.55M(2019) \$1.50M(2018)  
▶ Indoor Pool + W/Slide, Steady Room Sale, Continental Breakfast, Excellent Location in City Commercial Area
- 8. Franchise Motel in City Near Calgary**  
▶ Asking Price: \$3.89M \* 30min Calgary, Excellent Location  
▶ G/Revenue: \$1.20M(2019)  
▶ Nice Property, 65 Rooms(ADR \$115), Fitness Room, Continental B/Fast, 2Storey B/D, City Population(15,000)
- 9. Young Franchise Motel in City, SK**  
▶ Asking Price: \$11.5M \* 3Yrs Old, Net(\$1.26M), 93Rooms  
▶ G/Revenue: \$2.24M(2019) \$2.30(2018)  
▶ 4 Storey B/D, Only 2Yrs Old, Gorgeous & Beautiful, Built by Canadian Owner, Fitness/Breakfast Room, Business C/T etc.
- 10. Young Franchise Motel in City, #1 Hwy**  
▶ Asking Price: \$4.90M  
▶ G/Revenue: \$1,187,002(2018 Room)  
▶ Active City on #1 Hwy, 4 Storey B/D, Busy Industry in City/Area, Built by Canadian Owner, Must See!!
- 11. Franchise Motel in Edmonton Area**  
▶ Asking Price: \$6.80M \* Commercial Rental Income(\$120K/Yr)  
▶ G/Revenue: \$1,749,531 (2017 F/Statement)  
▶ Nice 3 Storey B/D, Indoor Pool, Continental B/Fast, Fitness Room, Conference Room, Built by Owner, Plus Rented B/D
- 12. Beautiful Franchise Motel in City**  
▶ Asking Price: \$7.25M \* New Financing: 65-70%  
▶ G/Revenue: \$1.75M(2019) \$1.7m(2018) (In-Store Only)  
▶ On City/Hwy, Very Nice, Upcoming Area Project, Steady Industry Back-up, No Need Upgarde for over 7Yrs
- 13. Young Motel in Busy Town, AB**  
▶ Asking Price: \$7.30M \* Only 1Hr from Airport  
▶ G/Revenue: \$1.75M(2019) \$1.7m(2018) (In-Store Only)  
▶ Only 6 Years Old, Very Nice, 1Hr from City, Steady Revenue in last 3yrs, Exce. net Profit etc.
- 14. Franchise Hotel**  
▶ Asking Price: \$4.4M  
▶ Gross Revenue: \$1.5M(2019) (In-Store Only)  
▶ Less than 10 Years Old, Very steady sales revenue

## GAS STATION & OTHERS

- 1. Brand Gas Station w/Car Wash in Active City**  
▶ Asking Price: \$3.49M \* Oil Project(\$450M), G/Margin(\$880K)  
▶ G/Revenue: \$4.75M(Gas: \$3.40M)  
▶ Nice Location w/Hwy, Auto(2)&Wands, Perfect Property (Pumps, Tanks etc), Hub area of Oil/Gas, Must See !!
- 2. Brand Gas Station w/C-Wash**  
▶ Asking Price: \$2.875M \* G/Margin(\$626K), Near Edmonton  
▶ G/Revenue: \$4.5M(In-Store:\$1.33M + Lotto \$233K)  
▶ #1 Leading in Active Town, Touchless Bay, Well Maintained Equip(Canopy, Pump), 1Hr City Airport
- 3. Premier Gas Station in Active Area**  
▶ Asking Price: \$2.15M \* 2017 Net(\$238,097), Manager's Operation  
▶ G/Revenue: \$4.2M(2017) \* In-Store:\$1.3M  
▶ Core Location (City, Hwy, Franchise), Very Well Maintained B/D, All Equip.(Tanks, Pump, Canopy) is Perfect !!
- 4. Excellent Gas Station w/Car Wash in Big City**  
▶ Asking Price: \$3.90M \* New Touchless, G/Margin(\$1.01M)  
▶ G/Revenue: \$5.2M(2019) \$5.2M(2018) \* In-Store(\$2.31M)  
▶ Fully New Upgrade (7Wand+1Auto), Land 1.35Acres, New Pump/Canopy, New Touchless & New C-Store
- 5. Brand Gas Station + Liquor + Other**  
▶ Asking Price: \$5.70M \* #1 Leading in Area, Great Profit !!  
▶ G/Revenue: \$8.9M(2019) \$8.9M(2018)  
▶ Complex B/D, #1 Leading Station w/Others, High Traffic w/Hwy, Long-term Ownership by Owner, Money Making!!
- 6. Brand Gas Station + Franchise Fastfood**  
▶ Asking Price: TBD \* Busy City/Hwy, #1 Leading in Area  
▶ G/Revenue: \$5.6M + \$1.4M(Franchise)  
▶ Located on Hwy/City, Well Maintained(Canopy, Pumps, Tanks) Separate Franchise B/D, Long-term Clientele, Canadian Ownership
- 7. Brand Gas Station Near City Airport**  
▶ Asking Price: \$3.10M \* Brand-New(C-Store, Canopy, Pump..)  
▶ G/Revenue: \$5.6M(2019) \$5.2M(2018) \* Net: \$550K/Yr  
▶ New Equipment, Franchise Brand, New Franchise Agreement(2014 ~), Excellent Location, Non-Korean etc.
- 8. Liquor Store + Retail Plaza**  
▶ Asking Price: \$1.39M \* Net: \$241K(2016) \$299K(2015)  
▶ G/Revenue: \$2.7M(2017) \$2.7M(2015)  
▶ Independent City, Very Nice, New Equip (W-Cooler..), New Asphalt Site, Very Steady 2015-2016
- 9. Liquor Store in Calgary**  
▶ Asking Price: \$375K \* Excellent Location(Near McDonalds etc)  
▶ G/Revenue: \$1.37M(2017) \$1.40M(2016) \$1.40M(2015)  
▶ Liquor Location, Franchise Brand, w/Residential Back-Up, Current Owner(2012 ~), Mktg(20-25%), Steady is Strong Point
- 10. Nice Liquor Store in City**  
▶ Asking Price: TBD \* Reasonable Lease, Non-Korean Owner  
▶ G/Revenue: \$1.15M  
▶ Very Well Equipped/Maintained, Manager's Operation, Leading Store in Area, Steady Clientele, Must See !!
- 11. Nice Car Wash in Edmonton**  
▶ Asking Price: \$2.90M \* 8Yrs Old, 8 Wands + 1 Auto  
▶ G/Revenue: \$400K(2019) \$370K(2018)  
▶ 8 Wand + 1 Auto, Busy Commercial Area in City, Operation by Manager, Built by Non-Korean Owner
- 12. Commercial Building in Calgary Inner City**  
▶ Asking Price: \$4.75M \* Core Location, Profitable w/Long-term Tenant  
▶ G/Revenue: \$280K/Yr  
▶ Residential(8)/Retail(4), High Traffic w/Major Road, Unique/Cozy Property, Good Income Generation !!
- 13. Commercial Land in Active City**  
▶ Asking Price: \$1.30M \* Core Commercial Area in City  
▶ Size: 2.17Acres (For Gas Station/C-Wash Etc.)  
▶ City located on #1 Hwy, Excellent Core Location w/Franchise Hotels, McDonalds Etc., Originally City Owned, Much More
- 14. Petro Gas Station in Huge City**  
▶ Asking Price: \$2.75M \* Excellent Location in City Area  
▶ G/Revenue: \$5.5M(2019) \$5.5M(2018)  
▶ Huge/Busy City, Franchise Brand, 1.4Acres Land, Well Maintained Property(Canopy etc)

## HOT & SPECIAL

- Gas Station w/Car Wash in Big City(\$3.90M)**  
▶ Fully Upgrade(2017), C/Wash(6Wand+2Auto)  
▶ New Pump/Canopy, New Touchless/C-Store
- Young Motel in Busy Town, AB (\$7.30M)**  
▶ Only 6 Yrs Old, Year-Round Busy, 1 Hr from City  
▶ Including New Restaurant B/D, Steady 3 yrs Revenue
- Brand Gas Station w/C-Wash(\$2.88M)**  
▶ G/Revenue: \$4.5M(In-Store \$1.33M + Lotto \$233K)  
▶ Touchless Bay, 1Hr City Airport, #1 Leading
- Brand Gas Station w/C-Wash(\$3.49M)**  
▶ G/Margin(\$880K), Car Wash(Auto & Wands)  
▶ Active City w/Hwy, Hub of Oil/Gas area
- Beautiful Franchise Motel in City (\$7.25M)**  
▶ Only 2 years Old Brand - New, Gorgeous & Perfect Property  
▶ On Hwy/Huge City, Upcoming Oil & Gas Project in the area

## RESIDENTIAL

- Aspen S.W. / \$752,500**  
▶ 2,010sq.ft / 4Bdrms + 3.5Bath  
▶ Living 2,500sq.ft, Cul-de-Sac area  
▶ Developed Bsmnt, Spa Hothtub etc
- Strathcona S.W. / \$660,000**  
▶ 2,100sq.ft / 4Bdrms + 4.5 Bath  
▶ Huge Sq. Ft. w/ New Appliances, Centr Island  
▶ Sunny South B-Yard, New Furnace etc
- Patterson S.W. / \$939,500**  
▶ 2,200sq.ft / 4Bdrms + 3Bath  
▶ Triplex, w/ New Appliances, w/City View  
▶ Finished W-Out, Custom Built Much More
- West Springs / \$760,000**  
▶ 2,570sq.ft / 4Bdrms + 3 Bath  
▶ Custom Appliances  
▶ Bonus Room, Cul-de-sac etc.
- 15. Franchise Fastfood with Property in City**  
▶ Asking Price: \$3.50M \* One of Landmark Franchise in City  
▶ G/Revenue: \$1.5M(2019) \$1.5M(2018)  
▶ Nice Location, Franchise Brand, Canadian Owner, Free-Standing B/D, #1 Leading
- 16. Brand Gas Station w/Car Wash, Other**  
▶ Asking Price: \$3.2M  
▶ G/Revenue: 7.10M(2019) \$7.1M(2018)  
▶ 1.5Hrs Airport, Franchise Brand, #1 Leading Station, Store (2,400sq.ft), Good Margin
- 17. Brand Gas Station w/C-Wash, Others**  
▶ Asking Price: \$2.59M \* Gross M/G (\$920K/Yr)  
▶ G/Revenue: \$6.45M(2019) \$6.5M(2018)  
▶ In Active City/Hwy, Franchise Brand, Increase than 2010 Touchless+Wand, 1.4 Acres, Much Profitable C-Wash

## 윤미향 불리할 자료들은 막무가내 공개 거부

외교부가 2015년 한-일 위안부 합의 직전 윤미향 민주당 의원(당시 정대협 대표)과 면담한 기록을 공개하지 않겠다고 했다. 이 기록은 윤 의원이 당시 합의 내용을 미리 알고 있었는지 여부를 가릴 수 있는 자료이지만, 외교부는 "국가의 중대한 이익을 현저히 해칠 우려가 있다고 인정되는 정보는 공개하지 않을 수 있다"고 했다.

이 문제는 위안부 피해자인 이용수 할머니가 "윤미향 이 위안부 합의 내용을 알고 있었지만 우리에게 알려주지 않았다"고 말한 데서 비롯된 것이다. 윤 의원은 이에 대해 "합의 전날 외교부 연락은 받았지만 핵심 내용은 빠진 채 들었다"고 했다. 합의에 직접 관여했던 전 정부 외교관들은 이 할머니 주장에 힘을 실어 왔다. 지금 외교부는 윤 의원 주장이 맞는 듯한 말을 했다. 그렇다면 윤 의원과 외교부는 면담 기록을 공개해 진실을 밝히면 된다. 그런데 왜 공개를 막나.

외교부는 '국익 저해' 핑계를 댔지만, 문재인 정부 출범 후 구성된 외교부 위안부 TF는 전 정부 합의를 사실상 파기하는 결과를 발표하면서 한-일 간 비밀 협의 내용을 (..10 페이지에 계속)

## 송정현 변호사 사무소

www.songlaw.ca

부동산, 상법, 회사법, 이민법, 유언/상속법

T: 403-764-0231 / E: daniel@songlaw.ca

#312 - 14 Street NW, Calgary, Alberta T2N 1Z7