



신인진 부동산

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MOTEL/HOTEL

- 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 !!
- Unique & Profitable Motel in City, SK**
Asking Price: \$4.25M * Net(\$761K/Yr), Manager's Operation
G/Revenue: \$1.29M(2017) \$1.30M(2018)
Cozy/Nice B/D, 70 Rooms, Manager Suite, Nice Location, Steady/Busy, New Financing(70%)
- 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!!
- Young/Outstanding Motel+Commercial B/D(Leased)**
Asking Price: \$6.45M * Occupancy(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)
- 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
- Outstanding Franchise Motel near Calgary**
Asking Price: \$4.5M * Down Town in City, 30min Calgary
G/Revenue: \$1.7M(2017) \$1.7M(2018) (Room Only)
70Rooms(245 Sq Ft), Very Nice & Attractive, Canadian Ownership, Population 20,000-30,000
- 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
- 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)
- 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.
- 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!!
- 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
- Beautiful Franchise Motel in City**
Asking Price: \$7.25M * New Financing: 65-70%
G/Revenue: \$2.1M(2017) \$2.1M(2018) (Room Only)
On City/Hwy, Steady Industry Back-up, No Need Upgrade for over 7Yrs
- Young Motel in Busy Town, AB**
Asking Price: \$7.30M * Only 1Hr from Airport
G/Revenue: \$1.9M(2017) \$1.9M(2018) + Rest.(\$1.0M)
Only 6 Years Old, Steady Industry Back-up, 1Hr from City, Steady Revenue in last 3Yrs, Excel. Net Profit etc.
- Franchise Hotel**
Asking Price: \$4.4M
Gross Revenue: \$1.5M(2017) (Room Only)
Less than 10 Years Old, very steady sales revenue

GAS STATION & OTHERS

- 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 !!
- 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
- 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 w/High Traffic, Franchise(2012-), Very Well Maintained B/L, All Equip(Tank, Pump, Canopy) is Perfect !!
- Excellent Gas Station w/Car Wash in Big City**
Asking Price: \$3.90M * New Touchless, G/Margin(\$1.01M)
G/Revenue: \$5.5M(2017) \$5.2M(2018) * In-Store(\$2.31M)
Fully New Upgrade, 7Wand+1Auto, Land 1.35Acres, New Pump/Canopy, New Touchless & New C-Store
- 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/Other, High Traffic w/Hwy, Long-term Ownership by Owner, Money Making!!
- 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
- Brand Gas Station Near City Airport**
Asking Price: \$3.10M * Brand-New(C-Store, Canopy, Pump...)
G/Revenue: \$5.5M(2017) \$5.2M(2018) * Net: \$550K/Yr
New Equipment, Top Quality Brand, New Franchise Agreement(2014-), Excellent Location, Non-Korean etc.
- Liquor Store + Retail Plaza**
Asking Price: \$1.39M * Net: \$241K(2016) \$299K(2015)
G/Revenue: \$2.1M(2017) \$2.1M(2018)
Independent City, Well Maintained, New Equip (W-Cooler...), New Asphalt Site, Very Steady 2015-2016
- Liquor Store in Calgary**
Asking Price: \$375K * Excellent Location(Near McDonalds etc)
G/Revenue: \$1.37M(2017) \$1.49M(2016) \$1.40M(2015)
Liquor Location (Franchise) w/Residential Back-Up, Current Owner(2012-), Manager(2012-2016), Steady is Strong Point
- 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 !!
- 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
- 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 !!
- 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
- Petro Gas Station in Huge City**
Asking Price: \$2.75M * Excellent Location in City Area
G/Revenue: \$5.5M(2017) \$5.5M(2018)
Huge/Busy City, 1.5Hrs from City, 0.4Acres 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 Hot tub etc
- Strathcona S.W. / \$660,000**
2,100sq.ft / 4Bdrms + 4.5 Bath
Huge lot w/View, Centr Island
Sunny South B-Yard, New Furnace etc
- Patterson S.W. / \$939,500**
2,200sq.ft / 4Bdrms + 3Bath
Triplex w/View, w/City View
Finished W-Out, Custom Built Much More
- West Springs / \$760,000**
2,570sq.ft / 4Bdrms + 3Bath
Custom Built 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(2017) \$1.5M(2018)
Nice Location, Steady Industry Back-up, Canadian Owner, Free-Standing B/D, #1 Leading
- 16. Brand Gas Station w/Car Wash, Other**
Asking Price: \$3.2M
G/Revenue: 7.10M(2017) \$7.10M(2018)
1.5Hrs Airport, 1.5Hrs from City, #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: \$6.4M(2017) \$6.5M(2018)
In Active City/Hwy, Steady Industry Back-up, Increase than 2010
Touchless+Wand, 1.4 Acres, Much Profitable C-Wash

정규직 전환 기준 날짜가 文 방문일이라니

인천공항공사 비정규직 2100여명의 정규직 전환으로 '로또 취업' 논란이 확산되자 청와대 일자리 수석은 '청년 일자리를 빼앗는 게 아니라 오히려 늘리기 위한 노력'이라고 말해 청년들 분노에 더 불을 질렀다. 분사 정규직으로 전환되는 보안 검색원이나 소방대원 직종이 기존의 취업 준비생이 준비하던 대졸자 일 반직 일자리가 아니라는 취지 다. 그러나 인천공항 보안 검색원의 약 40%는 대졸 학력 이다. 게다가 인건비 총액이 정해진 상황에서 2100여명을 정규직화하면 다른 일반직 신규 채용 숫자는 줄어들 수밖에 없다. 지금 청년들이 분노 하는 것은 일자리가 줄 것이 라는 점과 함께 '왜 누구는 높은 경쟁을 뚫어야 하고, 누구는 옆문으로 쉽게 들어가느냐 는 것이다. 청와대 수석은 2100여명 중에서도 2017년 5월 이전 과 이후 입사자의 정규직 전환 조건을 다르게 결정한 것 도 '청년들에게 기회'라고 했다. '2017년 5월은 문재인 대 통령이 취임 직후 인천공항 을 방문해 '공공부문 비정규 직 제로(0)'라는 이른바 '1호 지시'를 내린 날이다. 이날 이 전 입사한 비정규직은 사실 (...10 페이지에 계속)

송정현 변호사 사무소

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