



신인진 부동산

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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 : \$1.29M(2019) \$1.30M(2018)
▶ Cozy/Nice B/D, 7 C/S, Suite, Manager Suite, Nice Location, Steady/Busy, 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: \$1.55M(2019) \$1.50M(2018)
▶ 70Rooms(24Suits) B/D, 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: \$2.24M(2019) \$2.30M(2018)
▶ On City/Hwy, 4 Storey B/D, Uncoming 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: \$1.90M(2019) \$1.93M(2018) + Rest.(\$1.0M)
▶ Only 6 Years Old, Steady, 1Hr from City, Steady Revenue in last 3yrs, Excel. Net Profit etc.
- 14. Franchise Hotel**
▶ Asking Price : \$4.4M
▶ Gross Revenue: \$1.6M(2019) \$1.5M(2018)
▶ Less than 10 Yrs 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, Excellent Franchise(2012-), Very Well Maintained B/D, All Equip, Tank, 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: \$5.5M(In-Store:\$2.3M) * 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) \$5.5M(2018) *Net: \$550K/Yr
▶ New Equipment, Excellent 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: \$2.1M(2016) \$2.2M(2015)
▶ Independent Commercial, Well Maintained, 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) \$1.4M(2016) \$1.40M(2015)
▶ Liquor Location, Franchise Commercial w/Residential Back-Up, Current Owner(2012-), Manager(2015-2016), 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(In-Store:\$1.3M)
▶ Huge/Busy City, 7Wand+1Auto, 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 Hottub etc
- Strathcona S.W. / \$660,000**
▶ 2,100sq.ft, 4Bdrms + 4.5 Bath
▶ Hug. S. w/ A.P.L.S, Centr Island
▶ Sunny South B-Yard, New Furnace etc
- Patterson S.W. / \$939,500**
▶ 2,200sq.ft, 4Bdrms + 3Bath
▶ Triplex, Custom Bldg w/City View
▶ Finished W-Out, Custom Built Much More
- West Springs / \$760,000**
▶ 2,570sq.ft, 6Bdrms + 2 Bath
▶ Custom Bldg, 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: \$8.9M(2019) \$8.9M(2018)
▶ Nice Location, Franchise Commercial w/Residential 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(2019) \$7.10M(2018)
▶ 1.5Hrs Airport, 1.5Hrs from City, 3 C/S, #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) \$6.45M(2018)
▶ In Active City/Hwy, 7Wand+1Auto, Increase than 2010 Touchless+Wand, 1.4 Acres, Much Profitable C-Wash

秋법무의 막무가내 검찰 흔들기에 폭발한 검사들

법무부가 검찰 직제개편안을 꺼냈다가 일선 검사들의 거센 반발에 부딪쳐 주무과장이 사과하는 일이 벌어졌다. 최근의 검찰 인사와 관련, 중간 간부들은 사표를 제출했다. 추미애 법무장관의 폭주에 검찰 내부 불만이 한계에 달한 형국이다. 검찰 내부 게시판에는 "아무런 고민·연구 없이 만든 조잡한 보고서" "일개 검사로 보는 것은 참을 수 있지만 직제개편안은 검찰총장의 '눈과 귀' 역할을 하는 네 자리를 폐지토록 했다. 범죄 정보 수집과 전국 검찰의 수사 조율을 하는 이런 직책들이 없다면 울산시장 선거 공작 같은 권력 수사 지휘는 불가능하다. 고위 공직자나 정치인의 비위 수사를 담당해온 특수 수사 인력을 대폭 줄인다는 것도 포함돼 있다. 윤석열 검찰총장으로 대표되는 특수통 검사들의 힘을 빼고 그동안 상대적으로 소외감을 느껴왔던 형사·공판부를 강화한다는 것이 개편 취지다. 그런데 정작 형사·공판부 검사들도 강하게 반발했 (9페이지에 계속)

송정현 변호사 사무소

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