



# 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

- Excellent Franchise Motel in Active City**  
▶ Asking Price: \$4.90M \*New Financing(70%)  
▶ G/Revenue: \$1.35M(2020) \$1.49M(2019) \$1.48M(2018)  
▶ City/#1 Hwy, Water Slide & Indoor Pool, On Going Area Project in City, Almost No Affection of COVID-19
- Profitable Motel in City, SK**  
▶ Asking Price: \$3.50M \*Manager's Operation  
▶ G/Revenue: \$1.25M(2019) \$1.29M(2018)  
▶ Cozy/Nice B/D, 70,567 sq.ft Site, 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: \$6.25M \*N.O.I(\$900K+) Built 8Yrs Ago  
▶ G/Revenue: \$1.89M(2019) \$1.76M(2018)  
▶ Only 7Yrs old, Steady Area Project, Perfect with High Level Quality, Money-Making, Manager's Suite (2Bedroom)
- Franchise Motel w/VLT Room in SK**  
▶ Asking Price: \$2.75M \*Nice Property, Busy Town/Area  
▶ G/Revenue: \$1.30M(2019)  
▶ 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: \$1.75M(2019) \$1.71M(2018)  
▶ 70Rooms(24SOLD), 177 Rooms Only, 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: \$2.20M(2019) \$2.17M(2018) (Room Only)  
▶ On City/Hwy, Uncoming Area Project, 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: \$1,200,000(2019) + Rest.(\$1.0M)  
▶ Only 6 Years Old, Steady, 1Hr from City, Steady Revenue in last 3Yrs, Excel. Net Profit etc.
- Franchise Hotel**  
▶ Asking Price: \$4.4M  
▶ Gross Revenue \$1.1M(2019) (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: \$3.45M \*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, Excellent Franchise(2012-), Very Well Maintained B/D, All Equip(Lamp, 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: \$5.6M(2019) \$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/Others, 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: \$5.6M(2019) \$5.2M(2018) \*Net: \$550K/Yr  
▶ New Equipment, Excellent 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: \$2.7M(2017) \$2.7M(2015)  
▶ Independent Commercial w/Residential Back-Up (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) \$1.4M(2016) \$1.40M(2015)  
▶ Liquor Location, Franchise w/Residential Back-Up, Current Owner(2012-), Mkt(12-20%), Steady is Strong Point
- Mobile Home Park in City, BC**  
▶ Asking Price: \$725,000  
▶ G/Revenue: Provide based on Signing NDA  
▶ Including Manager's Residence, Fully Landscaped, Total 12 Pads, Busy & Active City in BC etc.
- 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(2019) \$5.1M(2018)  
▶ Huge/Busy City, 1.5Acres, 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
- Unique Motel in City, SK (\$3.50M)**  
▶ Cozy/Nice Property, Manager's Suite  
▶ Excellent Location on Hwy/City, New Financing(70%)
- Brand Gas Station w/C-Wash(\$3.45M)**  
▶ 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 / 5Bdrms + 4.5 Bath  
▶ Hug. S. on New Apts, Centr Island  
▶ Sunny South B-Yard, New Furnace etc
- Patterson S.W. / \$939,500**  
▶ 2,200sq.ft / 5Bdrms + 3Bath  
▶ Triplex w/Pool, Wine w/City View  
▶ Finished W-Out, Custom Built Much More
- West Springs / \$760,000**  
▶ 2,570sq.ft / 5Bdrms + 3 Bath  
▶ Custom w/High End 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: \$1.2M(2019) \$1.1M(2018)  
▶ Nice Location, Free-Standing B/D, #1 Leading 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) \$6.3M(2018)  
▶ 1.5Hrs Airport, 1.5Hrs City, 4Yrs, #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) \$5.5M(2018)  
▶ In Active City/Hwy, Increase than 2010 Touchless+Wand, 1.4 Acres, Much Profitable C-Wash

# “靑 수석에 5천만원” “터지면 다 죽어” 정권 ‘펀드 게이트’ 열리나

1조원 이상 투자자 손실을 낸 ‘라임 사태’를 일으킨 김봉헌 전 스타모빌리티 회장 이 관련 재판 증인으로 출석해 “강기정(당시 청와대 정무 수석)에게 주라고 회사 임원에게 5000만원이 담긴 쇼핑백을 건넸다”고 진술했다. 금감원의 조사 무마 목적으로 지난해 7월 회사 임원인 이 모씨에게 로비 자금을 줬다는 것이다. 김씨는 당시 이씨가 청와대로 강 수석을 찾아가 만난 뒤 ‘인사를 잘 하고 나왔다’고 해 돈이 전달된 것으로 이해했다고도 했다. 이에 대해 이씨 측은 강 당시 수석에 만난 적은 있지만 돈을 전달한 적은 없다고 했고 강 전 수석도 “허위 주장”이라고 했다. 그러나 김씨가 재판에서 직접 증언한 말이다. 누구 말이 맞는지 밝혀야 한다. 라임 사태와 관련해서는 그동안 민주당 지역위원장이던 이상호(9페이지에 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