

190 ONTARIO STREET

RENOVATIONS AND UPGRADES

2017

New deck
New toilet
3 new lime stone window sill in back of the house approx. \$2500

2016

2 new washers and a new dryer approx. \$1,200 / piece

2013

New furnace
New roof
New 2nd floor bathroom
3rd floor bedroom was closed off for privacy with door and wall

FINANCIALS

Current Income

Third Floor: \$1,080	Second Floor 1: \$950	Second Floor 2: Vacant	Lower: Vacant
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Prior Income

Third Floor: \$1,080	Second Floor 1: \$950	Second Floor 2: \$950	Lower: \$1,000
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Projected Income

Third Floor: \$1,200 Parking 1: \$100	Second Floor 1: \$1,000 Parking 2: \$100	Second Floor 2: \$1,000	Lower: \$1,200
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Total Potential Income

Monthly: \$4,600 | Annually: \$55,200

EXPENSES

Property taxes

\$363

Insurance

\$153

Enercare protection plan

\$61 (Optional. Protection: plumbing, electrical, heating and cooling system)

Hydro latest 6 months avg. (paid by tenant equally)

\$140 (Electricity decreased lots over prior year)

Heat latest 6 months avg. (paid by tenant equally)

\$85

Water/sewage/garbage avg. (paid by tenant equally)

\$75

Total Expenses

Monthly: \$877 | Annually: \$10,524

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promis

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