

49 Jarvis Street

Rental Income

Lower Unit: 2-Bedroom at \$1,800/month + hydro and water. Forced air gas heating. *Projected Rental Amount since the Lower Unit is currently vacant. \$21,600.00

Upper Unit: 1-Bedroom at \$1,500/month + hydro and water. Electric heat so tenant pays for heating. 18,000.00

Annual Rental Income: \$39,600.00

Expenses

Gas: \$1,167.36

2 Hot Water Heater Rentals: \$464.16

Property Taxes: \$2,372.98

Insurance: \$1,805.04

Total Annual Expenses: \$5,809.54

Net Operating Income: \$39,00.00 - \$5,809.54 = \$33,790.46

Capitalization Rate

NOI/Purchase Price = \$31,090.46/\$499,000 = 6.77% Cap Rate

The property has separate hydro meters and water meters so the tenants pay for hydro and water. The upper unit is heated with electric baseboard heating so the tenant is paying for their own heating at the property.

The above information is provided for informational purposes only and the Seller to the best of their knowledge provided the numbers above but interested buyers and their agents need to do their own due diligence.

