

171 Nelson Street, Brantford

Rental Income

Basement Unit: \$1,350/month + hydro	\$16,200.00
Main Floor Unit: \$2,200/month all-inclusive	\$26,400.00
2 nd Floor Unit: \$2,750/month all-inclusive	\$33,000.00
Attic Unit: \$1,500/month + hydro (Left vacant so new owner can choose new tenant)	\$18,000.00
<u>Garage/Workshop: \$600/month all-inclusive</u>	<u>\$7,200.00</u>

Annual Rental Income: \$100,800.00

Expenses

Water/Sewer:	\$1,505.69
Gas:	\$2,497.21
Hydro:	\$4,816.00
Internet for the Security Cameras (this could be less):	\$1,586.52
Property Taxes:	\$6,141.00
Property Insurance:	<u>\$4,500.00</u>

Total Annual Expenses: \$21,046.42

Net Operating Income: \$100,800.00 - \$21,046.42 = \$79,753.58

Capitalization Rate

NOI/Purchase Price = \$79,753.58/\$649,900 = 12.27% Cap Rate

The above information is provided for informational purposes only