

10 Henrietta Street, Brantford

Rental Income

Main Floor Unit: \$1,650.00/month + water + hydro \$19,800.00

Upper Unit: \$1,350.00/month + water + hydro \$16,200.00

Annual Rental Income: \$36,000.00

Expenses

Gas: \$1,876.21*

*Averaged out since getting the new boiler.

Property Taxes: \$3,441.65

Property Insurance: \$1,922.00

Total Annual Expenses: \$7,239.86

Net Operating Income: \$36,000.00 - \$7,239.86 = \$28,760.14

Capitalization Rate

NOI/Purchase Price = \$28,760.14/\$619,900 = 4.64% Cap Rate

Both units have some newer windows, newer flooring in both units, a newer boiler, each unit has its own ductless cooling system, and excellent tenants.

The above information is provided for informational purposes only