



Property Financial Summary: 223 Wallace Avenue

Property Overview

Current Use: Owner-occupied

MPAC Classification: Duplex

Seller's Disclosure: Retrofit status of the property is not warranted

Utility Costs: Based on average monthly usage

Estimated Rental Potential

| | MONTH | YEAR |
|--|-------|------|
|--|-------|------|

| | | |
|------------------------------|---------|----------|
| Upper Unit (2 or 3 Bedroom): | \$3,400 | \$40,800 |
|------------------------------|---------|----------|

| | | |
|------------------------------|---------|----------|
| Main Floor Unit (1 Bedroom): | \$2,100 | \$25,200 |
|------------------------------|---------|----------|

| | | |
|-----------------------------|---------|----------|
| Basement Unit (1 Bedroom) : | \$2,000 | \$24,000 |
|-----------------------------|---------|----------|

| | | |
|--------------------------------------|----------------|-----------------|
| Total Estimated Rental Income | \$7,500 | \$90,000 |
|--------------------------------------|----------------|-----------------|

Yearly Operating Expenses

| Expense Type | Annual Cost |
|--------------|-------------|
|--------------|-------------|

| | |
|---------------------|------------|
| Enbridge Gas (Heat) | \$1,140.00 |
|---------------------|------------|

| | |
|-------|------------|
| Hydro | \$1,752.48 |
|-------|------------|

| | |
|----------------|------------|
| Property Taxes | \$5,573.00 |
|----------------|------------|

| | |
|----------------|----------|
| Water & Sewage | \$832.89 |
|----------------|----------|

| | |
|-----------|------------|
| Insurance | \$1,873.80 |
|-----------|------------|

| | |
|------------------------------|--------------------|
| Total Yearly Expenses | \$11,172.17 |
|------------------------------|--------------------|

Net Operating Income (NOI)

Total Yearly Income: \$90,000

Minus Expenses: – \$11,172.17

➤ **Net Revenue: \$78,827.83**

Investment & ROI Analysis

ROI % Estimated Value

4.0% \$1,970,695.75

5.0% \$1,576,556.60

Current List Price \$1,549,000 (5.1% ROI)

LEARN MORE

