



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)

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