



3631 DUNDAS ST W

Two Commercial Units

Two x Three Bedroom Apartments

FINANCIALS

Net Return on Investment 4.8% Cap Rate

INCOME (potential)

Front Half Retail Space	\$27.50/sqft	1325sqft.	\$ 3,036
Back Retail Space	\$27.50/ sqft.	1083sqft.	\$2,482
Front Apartment (3BED)			\$3,200
Back Apartment (3BED)			\$3,400
Total Monthly Rental Income			\$12,118
Yearly Gross Rental Income			\$145,416

Gross Return on Investment at Sale Price of \$2,690,000 = 5.4 %

Projected monthly expenses

Taxes - Residential	\$600
Gas for Residential	\$140
Hydro for Residential	\$140.49
Water/Sewage	\$100
Insurance	\$200

Total Monthly Expenses \$1,180.49

Total Yearly Expenses \$14,165.88

Yearly Net Rental Income = \$145,416.00 - \$ 14,165.88 = \$131, 250.12

Net Return on Investment at Sale Price of \$ 2,690,000 = 4.8 %