

524 and 526 Pamlerston Blvd.

No of Hydro Meters	11	From owner not verified by Salesperson
No of Gas Meters	10	From owner not verified by Salesperson
Age of Boilers	7 Years Approx.	From owner not verified by Salesperson
Legal Use	Residential	
Hot Water Tanks	3 - Rented from Reliance	From owner not verified by Salesperson
Water Meters	2	
Parking	2 Car Garage (524) 1 Surface (526)	
Laundry	Coin washer/dryer	

Suite	Monthly Rents from owner	Estimated Market Rents (If building and units are renovated)	No of Bedrooms	Approx. S.F.	Tenancy From owner	Utilities Paid by Tenant
524 - Unit 1 - Main	\$ 1,160.00	\$3,200.00	2+0	1,150	Month to Month (Approx. 20+ years)	Hydro
524 - Unit 2 - Main	\$ 2,650.00	\$2,650.00	2+0	625	Lease (Approx. 9 months)	Hydro
524 - Unit 3 - Second	\$ 2,653.00	\$3,250.00	3+1	1,275	Month to Month (Approx. 3 years)	Hydro
524 - Unit 4 - Second	\$ 1,682.75	\$2,000.00	1+0	590	Month to Month (Approx. 5 years)	N
524 - Unit 5 - Third	\$ 966.71	\$2,800.00	2+0	875	Month to Month (Approx. 20+ years)	Hydro
524 - Unit 6 - Third	\$ 878.09	\$2,650.00	2+0	650	Month to Month (Approx. 20+ years)	Hydro
526 - Unit 1 - Main	\$ 1,128.29	\$1,750.00	Studio	500	Month to Month (Approx. 8 years)	Hydro
526 - Unit 2 - Main	\$ 1,820.00	\$2,200.00	1+0	670	Month to Month (Approx. 3 years)	Hydro
526 - Unit 3 - Second	\$ 2,653.00	\$3,300.00	2+1	1,320	Month to Month (Approx. 2 years)	Hydro
526 - Unit 4 - Third	\$ 2,105.00	\$2,900.00	2+1	975	Month to Month (Approx. 4 years)	Hydro
Total Income	\$17,696.84	\$26,700.00		863		
Laundry	\$0.00					
Parking	\$0.00					
Lockers	\$0.00					
Gross Yearly Income	\$212,362.08	\$320,400.00				

Expenses	Monthly	Annual	Year
Taxes - 524		\$9,401.12	Last 12 months
Taxes - 526		\$9,507.73	Last 12 months
Insurance		\$6,423.00	Last 12 months
Gas		\$10,640.61	Last 12 months
Hydro		\$3,600.00	Last 12 months
Water/Sewage		\$6,961.00	Last 12 months
Hot water tanks		\$1,772.84	Last 12 months
Main. (Estimated)		\$9,661.26	Last 12 months
Total EXP (Estimated)		\$57,967.56	
		\$64,080.00	
Net Income (Estimated)		\$154,394.52	
		\$256,320.00	

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