



CATALYST

REAL ESTATE BROKERAGE LTD.

65 6th Ave, Englehart ON – Property Financials

65 6th Ave

Income		
Gross Rent	\$	187,867.20
Laundry Income	\$	3,600.00
Air Con / Winter Plugs Income	\$	600.00
Total Income	\$	192,067.20
Expenses		
Hydro	\$	9,957.09
Insurance	\$	7,703.06
Property Taxes	\$	14,774.72
Water/ Sewer	\$	9,918.51
Snow Removal	\$	1,264.13
Management/ Cleaning	\$	5,400.00
Gas	\$	5,389.90
Total Expenses	\$	54,407.41
NOI	\$	137,659.79
CAP 5.24%	\$	2,627,095.23



CATALYST

REAL ESTATE BROKERAGE LTD.

Rents - 65 6th Ave

Unit	Bedrooms	Status	Rent
1	2	Occupied	\$ 1,400.00
2	2	Occupied	\$ 1,138.50
3	Bachelor	Occupied	\$ 733.70
4	1	Occupied	\$ 750.00
5	1	Occupied	\$ 759.00
6	2	Occupied	\$ 1,200.00
7	2	Occupied	\$ 1,350.00
8	2	Occupied	\$ 961.40
9	1	Occupied	\$ 910.80
10	2	Occupied	\$ 961.40
11	2	Occupied	\$ 1,214.40
12	2	Occupied	\$ 1,239.70
13	2	Occupied	\$ 986.70
14	1	Occupied	\$ 1,000.00
15	2	Occupied	\$ 1,050.00
Monthly Rent Actual			\$ 15,655.60
Annual Rent Actual			\$ 187,867.20
Additional Income:			
Laundry Income est/month			\$ 300.00
Air Con / Winter Plugs est/month			\$ 50.00
Gross Monthly Rent Incl. Additions			\$ 16,005.60
Gross Annual Rent Incl. Additions			\$ 192,067.20