

Financial Summary for 25 Alberta Avenue

For Investor

Purchase Price 1,599,000

Monthly net income 5,518

NET RETURN/ACTUAL 4.14% Cap Rate

Monthly net income 5,968

NET RETURN/POTENTIAL 4.48% Cap rate

Actual expenses *

5,963 property taxes

1,409 hydro

1,029 gas

1,636 water & garbage

2,346 insurance

12,383 Total yrly expenses

Actual rents

1,650 Main floor inc utilities, prkg, laundry

3,400 Second/third floor vacant

1,500 Basement vacant

6,550 Total monthly rents

-1,032 Total monthly expenses

5,518 Total monthly net income

Potential rents

2,100

3,400

1,500

7,000

-1,032

5,968