

CAP RATE CALCULATION: 1336 Dundas Street East

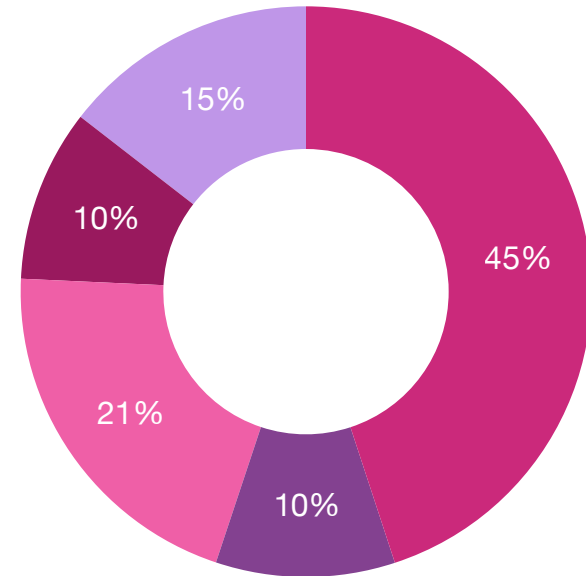
Rental Income [2019 Actuals]		Year
Unit 1 (Main)	\$2,400	\$28,800
Unit 2 (Upper)	\$2,700	\$32,400
Unit 3 (Lower)	\$1,400	\$16,800
Total income	\$6,500	\$78,000

Annual Expenses [2019 Actuals]	
Municipal Taxes	4,835
Insurance	1,092
Heating	2,217
Electricity*	0
Water/Waste	1,051
Repairs/Maintenance	1,560
Total expenses	\$10,755

Net Operating Income [NOI]	
Income minus expenses	\$67,245

CAP Calculations		Rate
Purchase Price A	\$1,681,125	4.00%
Purchase Price B	\$1,630,182	4.125%
Purchase Price C	\$1,582,235	4.25%
List Price	\$1,595,000	4.22%

Expenditure Chart



- Municipal Taxes
- Heating
- Water/Waste
- Insurance
- Electricity*
- Repairs/Maintenance

Unit 2 & 3, quality tenants under lease, wish to remain.
 Unit 1 [Main] Vacant as at Sept 30, left vacant for sale.
 *Three separate hydro meters; electricity paid by tenants.



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