

308 ST GEORGE ST: USES AND INCOME

1. Furnished STA + Main Apt			
Focus is on local students throughout the year and summer Waterloo interns for the summer. Four month maximum terms, fully furnished. Based on actual income.			
	Units/BRs	Monthly Rent	Annual Rent
Main Floor	1	\$2,400.00	\$28,800.00
Level 2/3	5	\$6,000.00	\$72,000.00
Lower Level	3	\$2,900.00	\$34,800.00
<i>Coin Laundry</i>	-	\$125.00	\$1,500.00
<i>Parking</i>	2	\$400.00	\$4,800.00
Total Income		\$11,825.00	\$141,900.00
Pre-Covid Income		\$13,000.00	\$156,000.00
NOI (pre covid)			\$135,704.28
CAP at \$2.75m		%	4.9347
2. Three Separate Units			
Units based around entrance and kitchen configurations. Based on market estimates.			
Main Floor	1	\$2,400.00	\$28,800.00
Level 2/3	1	\$3,800.00	\$45,600.00
Lower Level	1	\$2,200.00	\$26,400.00
<i>Coin Laundry</i>	-	\$125.00	\$1,500.00
<i>Parking</i>	2	\$400.00	\$4,800.00
Total Income		\$8,925.00	\$107,100.00
NOI			\$86,804.28
CAP at \$2.75m		%	3.1565
Expenses		Monthly	Annual
Taxes		\$806.54	\$9678.45
Gas		\$205.67	\$2468.00
Hydro		\$153.73	\$1844.80
Water/Garbage		\$108.76	\$1305.07
Insurance		\$416.61	\$4999.32
Total Expenses		\$1,691.31	\$20,295.72

Although expenses and STA revenues are based on actual historic figures, unit revenues are based on assumptions and all figures are subject to change without notice. Buyer and their representatives are asked to conduct their own due diligence.