

INVESTMENT PROSPECTUS

DUAL-DWELLING INCOME PROPERTY AT 108 MOBERLY AVENUE, TORONTO

EXECUTIVE SUMMARY

108 Moberly Avenue is a rare two-house-on-one-lot income property located in Toronto, offering diversified residential cash flow, strong intrinsic land value, and long-term upside through rental growth and redevelopment optionality.

The property consists of two self-contained houses, each generating independent income streams, making it attractive to investors seeking stability, flexibility, and scalability.

PROPERTY OVERVIEW

Asset Type: Residential income property (2 family dwellings on 1 lot)

Configuration: Two independent houses

Location: 108 Moberly Avenue, Toronto

Asking Price: \$1,999,999

Income Profile

Gross Rental Income

Unit	Monthly Rent	Annual Rent
House A	\$4,200	\$50,400
House B	\$4,800	\$57,600
Total	\$9,000 / month	\$108,000 / year



Operating Expenses

(All figures are conservative, owner-provided averages)

Expense	Annual Cost
Hydro	\$1,800
Gas	\$1,800
Water	\$1,140
Property Taxes	\$8,700
Total Annual Expenses	\$13,440



NET OPERATING INCOME (NOI):

Gross Annual Income: \$108,000

Total Annual Expenses: \$13,440

Net Operating Income (NOI): \$94,560 / year

Cap Rate: ~4.7%

This cap rate reflects:

- Toronto urban residential fundamentals
- Long-term appreciation bias
- Dual-income risk mitigation
- Underlying land value not fully reflected in income metrics

INVESTMENT HIGHLIGHTS

Two independent rental streams – reduced vacancy risk

Strong gross income relative to single-family assets

Low operating ratio (expenses \approx 12.4% of gross income)

Stable residential demand in a core Toronto location, steps to Subway

Future upside via rent growth, repositioning, or redevelopment of Main House in 4/5 plex

Appeals to multiple buyer profiles (investor, multigenerational, co-ownership)

INVESTOR TAKEAWAY

108 Moberly offers a compelling blend of:

- Predictable income
- Urban land security
- Optionality

At just under \$2M, the property delivers a nearly 4.7% cap rate with two full dwellings — a configuration that is increasingly difficult to replicate with traditional building lots and under current zoning and construction economics in Toronto.

Rental income and expenses are provided for illustrative purposes only. Rental comparables are available upon request. The laneway residence has historically been rented on limited short-term arrangements, including at \$4,695 during 2025–2026. Projected pricing assumes completion of parking area paving and select improvements to the main house kitchen and washrooms. Operating expenses are estimates based on seller-provided historical averages.

