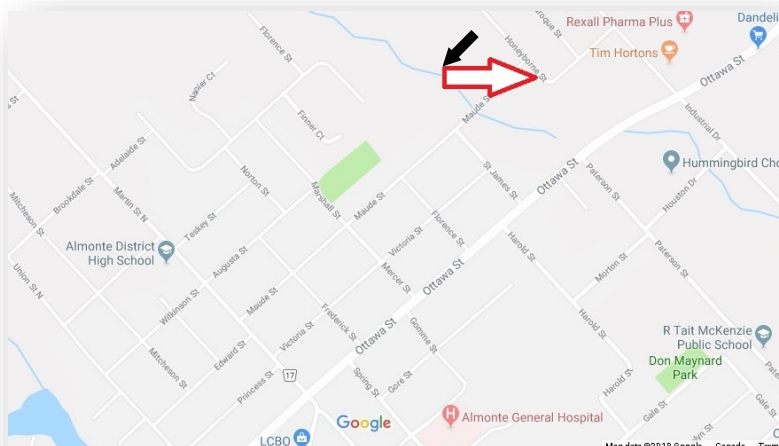


- To be built - investment property with 24 apartment units in the beautiful community of Almonte Ontario within the new Mill Run subdivision.
- This is the first 24 unit apartment building to be built out of 96 units.
- Each building will be comprised of 2 x one bedrooms, 17 x two bedrooms, and 5 x three bedrooms apartment units.
- To be built with efficient & clean hot water boiler system, Elevator, ERV's in each unit, 24 hydro meters, approx. 35 parking spots plus visitors & disabled, 40-year fiber-glass shingles.
- Fridge, stove & dishwashers in every apartment unit included.
- Laundry facilities equipped with Income generating machines on each floor.
- 100% completed & fully tenanted on closing! Great management team in place!
- Located a short distance from grocery stores, shopping, the Almonte hospital & Almonte's historic downtown.

OWN THIS BRAND NEW ASSET TODAY!!



Price: \$5,299,900

Location:

Honeyborne St., Almonte , ON

Lot Size: To be Determined

Taxes: \$50,000 approx.

Zoning: RESIDENTIAL - Residential Fourth Density (4)



Property Evaluation Annual Total

Estimated Revenues & Expenses

Rental Income \$378,120.00

Laundry \$6,000.00

Estimated Gross Revenues \$384,120.00

Estimated Operating Expenses

Realty Taxes (2019 Estimate) \$50,000.00

Insurance \$4,606.00

Water & Sewer \$3,993.00

Heat \$5,862.00

Management \$9,763.00

Hydro \$5,679.00

Other \$3,812.00

Total Operating Expenses \$83,715.00

Estimated Net Operating Income

\$300,405.00

Estimated CAP Rate: 5.7%

Parking: 35 Incl. Plus Visitors & Disabled

Heating: Hot Water & Natural Gas Boiler

Chattels: 24 Fridges, 24 Stoves, 24 Hood fans, 24 Dishwashers, 1 Hot Water Tank.

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