



4 unit investment opportunity

Rental rates are below market value, all utilities are paid by the tenants!

Great property for a first time multi-family investor with minimal expenses



Property Details

Looking for a great investment take a look at this Four Unit townhouse complex featuring 1149 sq ft 3 bedrooms 2 bathrooms 5 appliances.

Main floor features an Entertaining size living room with patio doors onto a deck area. Galley Kitchen with 3 appliances and an adjoining family dining area and a half bathroom. Three generous size bedrooms upstairs with a full bathroom. Basement is full and open with a washer & Dryer this area is ready for future development.

Lots of parking and a double garage. Close to Shopping, Restaurants, Schools and Public Transportation which makes this investment easy to find good tenants. No vacancies in the past year. Tenants pay for all utilities.



Rent Roll Current

Unit	Bed	Bath	Rental rate
13157 66st	3	1	\$ 1,120
6531 132 ave	3	1	\$ 1,065
6533 132 ave	3	1	\$ 1,065
13155 66st	3	1	\$ 1,250
Total Monthly			\$ 4,500
Total Yearly			\$ 54,000

Rent Roll Projected

Unit	Bed	Bath	Rental rate
1	3	1	\$ 1,450
2	3	1	\$ 1,400
3	3	1	\$ 1,300
4	3	1	\$ 1,450
Total Monthly			\$ 5,600
Total Yearly			\$ 67,200





Financials

The below spread sheet outlines the current operating statement and a 2 year projection with conservative growth rates for both income and expenses.

Rents are below current market values and can be increased as leases come up for renewals

Current Op. Statement

			Year 1	Year 2
Income			2.0%	2.0%
Rent			\$ 54,000	\$ 55,080
Other income			\$ -	\$ -
Recoveries			\$ 500	\$ 510
Potential Gross income			\$ 54,500	\$ 55,590
		Vacancy	4.0%	4.0%
Vacancy			\$ 2,180	\$ 2,224
Effective Gross Income			\$ 52,320	\$ 53,366
Expenses			1.0%	1.0%
Repairs and Maintenance			\$ 2,000	\$ 2,020
Landscaping			\$ 3,000	\$ 3,030
Utilities (including cable and WiFi)			\$ -	\$ -
MGMT		5%	\$ 2,725	\$ 2,752
Insurance est.			\$ 3,000	\$ 3,030
Prop. Taxes			\$ 7,061	\$ 7,132
Operating expenses			\$ 17,786	\$ 17,964
Net Operating Income			\$ 34,534	\$ 35,403

Projected Op. Statement

			Year 1	Year 2
Income			2.0%	2.0%
Rent			\$ 67,200	\$ 68,544
Other income			\$ -	\$ -
Recoveries			\$ 500	\$ 510
Potential Gross income			\$ 67,700	\$ 69,054
		Vacancy	4.0%	4.0%
Vacancy			\$ 2,708	\$ 2,762
Effective Gross Income			\$ 64,992	\$ 66,292
Expenses			1.0%	1.0%
Repairs and Maintenance			\$ 2,000	\$ 2,020
Landscaping			\$ 3,000	\$ 3,030
Utilities (including cable and WiFi)			\$ -	\$ -
MGMT		5%	\$ 3,385	\$ 3,419
Insurance est.			\$ 3,000	\$ 3,030
Prop. Taxes			\$ 7,061	\$ 7,132
Operating expenses			\$ 18,446	\$ 18,630
Net Operating Income			\$ 46,546	\$ 47,661

With a sale price of **\$834,900** and and NOI of **\$34,534** the property yields a capitalization rate of **4.14%** based on the current rent roll and expenses.

Whether you're a seasoned investor looking to expand your portfolio or a savvy buyer seeking a place to call home while reaping the benefits of rental income, this four-unit townhouse complex ticks all the boxes. Don't miss out on this fantastic opportunity to capitalize on the booming rental market.

Get in touch with us today to schedule a viewing and take the first step towards securing a wise and lucrative investment that promises great returns for years to come!



Operating statement is a projection based on current lease rates, provided by management company and is subject to change via market conditions



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