OTTAWA REAL ESTATE BOARD | **64 GENEST ST** | **02/18/08**

Status: Active / Multifamily
Dist/Neigh: Vanier
Roll: 0000060921040163400
NeighNm: Vanier
Sale/Lse: For Sale Only
Fronting: South
Legal: Plan M42, Lot 136, Pt Lot 135 GENEST E IRREG
#Images: 8 **List Condit:** Yes

MLS (R) # 669425
LP: $629,900
Munic: Ottawa
1st Refusal: N
PC: K1L 7Z2
Relisted:
XRef:

DESCRIPTION

Offer: Building and Land **Type:** Fourplex
ZN: Residential 4 plex
Retro: No
TotalPk: 2
LotSz: Imp: 44.00 X 99.00
Const: Block
F/Pr:
Bsmt: Full
Equip: **Dishwsh:** **Stove:** 4 **Fridge:** 4
Ament:
NeighInf: Public Transit Nearby, Shopping Nearby, Recreation Nearby, Cable Availabl
Intro:

Use: Residential Only
Poss Info: tba
Vac Units: 0
Park Desc: Parking Surfaced
Exter: Brick, Siding
#Elev:
BsmtDev: Fully Finished

YB: 1950/Approx
# of Days:
#Gar: 0
AC/H:
Irr: Y
Roof:
Features for Disabled:
Exclus:
Wash/Dry: 4
Feat:
Site:

Bldg: 1 **Stor:** 2.00
Date of Poss:
#Cover: 0
Surv Yr: 2003
Foundtn: Block
Flooring: Carpet Wall to Wall, Hardv
No
Furn: 4

CURRENT MONTHLY INCOME

	#Units	$/Mo	Range		#Units	$/Mo	Range		#Units	$/Mo	SqFt		
#Penths:	0	$0		**#2-Bed:**	0	$0		**#Office:**	0	$0		**Total $/Mo:**	$0
#Bachlr:	0	$0		**#3-Bed:**	3	$0	1190/1500	**#Retail:**	0	$0		**Total Units:**	4
#1-Bed:	0	$0		**#Townhs:**	1	$0		**#Other:**	1	$0		**Rent Roll Avl:**	Y

ANNUAL OPERATING EXPENSES For Year Ending: 2006

Audit:	**Mgmt:**	$0	**Hydro:**	$2,711	**Elev:**	$0	**Adv:**	$0	**Annual Rent Inc:**	$76,260	**Vac/Loss:**	$0
Actual	**PrpTax:**	$4,240	**Cbl/TV:**	$1,091	**Maint:**	$0	**Othr:**	$1,693	**Parking Inc:**	$0	**TOE:**	$80,630
	Insur:	$2,640	**Garbg:**	$0	**Supply:**	$0			**Laund/Ot:**	$60,144	**NOI:**	$55,774
	Wtr/Sw:	$1,551	**Secur:**	$0	**Wage:**	$60,144			**Rent Inc/Tot Inc:**	$136,404	**ADS:**	$0
	Heat:	$6,560	**Lwn/S:**	$0	**Pr/Leg:**	$0			**GOI:**	$136,404	**Cash Flow:**	$55,774

Vac Percent: 0.00% **Mgmt Percent:** 0.00% **Tot Op Exp Percent:** 59.11% **Cap Rate:**

UTILITIES INFORMATION

Heat: Hot Water, Forced Air **AC:** Central Air Conditioning **HydMet:** 5 **TenPay:** N **Water:** Municipal
Fuel: Natural Gas **Firepl:** 0 **Sewer:** Sewer Connected

FINANCIAL/LEASE INFORMATION

Taxes/Yr: $4,240/2006 **Seller Take Back:** No
Assmt/Yr: **Loc Impr:** **Title:** Freehold **Lease:** Other (See Remarks)

MORTGAGE INFORMATION

1st Assum w/Qual: N

Mortgage	Amount	Int Rate	Payment Type	Due Date	Lender
1st					
2nd					
3rd					

OTHER PROPERTY INFORMATION

Multi Media:
URL Broch:
URL Map:
URL Audio:
OWeb1: www.ericmanherz.com
Addit Images:

DIRECTIONS/REMARKS

Directions: Vanier Parkway - right on Beechwood, south on Charlevoix, left on Landry, left at Loyer - building at corner of Genest, Loyer and Landry

Remarks: Extra large residential 4 plex, 3 3bedr units, plus 3 story 7 bedroom addition in 2003. Unique turnkey rental opportunity. 16 residents also paying for 3 meals per day, great income opportunity. Keep management and let it run itself, or manage yourself for good profit. Right next to new Edinburgh Place development.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD:
PR: 02/18/08
Sale Correct:
SD:
CD:
SP:
DOM:
SRD:
Cap Rate:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED