



Status: Active / Multifamily
 Dist/Neigh: Hintonburg
 Roll: 061407380131200000
 NeighNm: Hintonburg
 Sale/Lse: For Sale Only
 Fronting: West
 Legal: PT LT 37, PL 195, AS IN N615539, S/T & T/W N615539; OTTAWA/NEPEAN
 #Images: 4 List Condit: No XRef:

MLS (R) # 692917
 LP: \$374,900
 Munic:
 1st Refusal: N
 PC: K1Y 1X5
 Relisted:

DESCRIPTION

Offer: Building and Land Type: Fourplex Use: Residential Only YB: 0/Old Bldg: 1 Stor: 3.00
 ZN: R4D Poss Info: Immediate/TBA # of Days: Date of Poss:
 Retro: Yes Vac Units: 0 #Gar: 0 #Cover: 0
 TotalPk: 0 Park Desc: None AC/H: Surv Yr: 1991
 LotSz: Imp: 25.00 X 99.00 Irr: N Foundtn: Stone
 Const: Exter: Brick, Stucco Roof: Flooring: Hardwood, Mixed
 F/Pr: #Elev: Features for Disabled:
 Bsmt: Full BsmtDev: Fully Finished Excluz:
 Equip: Dishwsh: Stove: 4 Fridge: 4 Wash/Dry: Furn:
 Ament: Feat:
 NeighInf: Public Transit Nearby, Highspeed Available, Cable Available, Shopping N Site:
 Intro:

CURRENT MONTHLY INCOME

#Units	\$/Mo	Range	#Units	\$/Mo	Range	#Units	\$/Mo	SqFt	Total \$/Mo:	\$2,830
#Penths: 0	\$0		#2-Bed: 1	\$950	950/950	#Office: 0	\$0		Total Units:	4
#Bachlr: 0	\$0		#3-Bed: 0	\$0		#Retail: 0	\$0		Rent Roll Avl:	
#1-Bed: 3	\$1,880	580/700	#Townhs: 0	\$0		#Other: 0	\$0			

ANNUAL OPERATING EXPENSES For Year Ending: 1207

Audit:	Mgmt:	\$0	Hydro:	\$1,518	Elev:	\$0	Adv:	\$0	Annual Rent Inc:	\$33,960	Vac/Loss:	\$0
Projected	PrpTax:	\$3,533	Cbl/TV:	\$0	Maint:	\$0	Othr:	\$0	Parking Inc:	\$0	TOE:	\$12,338
	Insur:	\$2,400	Garbg:	\$0	Supply:	\$0			Laund/Ot:	\$0	NOI:	\$21,622
	Wtr/Sw:	\$1,600	Secur:	\$0	Wage:	\$0			Rent Inc/Tot Inc:	\$33,960	ADS:	\$0
	Heat:	\$3,287	Lwn/S:	\$0	Pr/Leg:	\$0			GOI:	\$33,960	Cash Flow:	\$21,622
Vac Percent:	0.00%		Mgmt Percent:	0.00%			Tot Op Exp Percent:	36.33%	Cap Rate:			

UTILITIES INFORMATION

Heat: Forced Air AC: None HydMet: 1 TenPay: N Water: Municipal
 Fuel: Natural Gas Firepl:

FINANCIAL/LEASE INFORMATION

Taxes/Yr: \$3,533/2007 Seller Take Back: No Title: Freehold Lease: Other (See Remarks)
 Assmt/Yr: Loc Impr:

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 Audio:
 URL Broch: <http://www.ericmanherz.com/node/93> OWeb1:
 URL Map: Addit Images: <http://www.ericmanherz.com/node/93>

DIRECTIONS/REMARKS

Directions: Gladstone between Parkdale and Preston, north on Fairmont

Remarks: Just listed! Wonderful investment opportunity in trendy Hintonburg. Easy to maintain 4plex! Cap rate exceeds the current interest rates, Live in one unit and let the rest pay for you, or just buy as an investment and let your equity grow. Great neighbourhood with easy access to everything, Hintonburg has recently been dubbed one of the fastest appreciating Ottawa areas. Fire retrofit

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 04/26/08 CD: DOM:
 Sale Correct: SRD:
 Cap Rate: