

# 9 HUMEWOOD DRIVE BUILDING 5

FINANCIALS ARE ESTIMATED

Suite	Monthly Rent	Annual Rent	Estimated renovated market rent	Number of Bedrooms	Tenancy - lease or month-to-month	Utilities paid by tenant
Apt 15 – ground	\$1,857.00	\$22,284.00	\$2,995.00	2	Month-to-month	Gas
Apt 16 – ground	\$1,937.00	\$23,244.00	\$2,995.00	2	Month-to-month	Gas
Apt 17 – 1 <sup>st</sup> floor	\$1,846.00	\$22,152.00	\$2,995.00	2	Month-to-month	Gas
Apt 18 – 1 <sup>st</sup> floor	\$2,327.00	\$27,924.00	\$2,995.00	2	Month-to-month	n/a
Apt 19 – 2 <sup>nd</sup> floor	\$1,752.00	\$21,024.00	\$2,995.00	2	Month-to-month	n/a
Apt 20 – 2 <sup>nd</sup> floor	\$1,914.00	\$22,968.00	\$2,995.00	2	Month-to-month	Gas
Laundry	\$120.00	\$1,440.00	\$120.00			
Parking	\$240.00	\$2,880.00	\$300.00			
<b>Total Income</b>	<b>\$11,993.00</b>	<b>\$143,916.00</b>	<b>\$18,390.00</b>			

Expenses	Monthly	Annual	Estimated annual	Year
Taxes	\$1,159.93	\$13,919.13	\$13,919.13	2021
Insurance	\$1,014.08	\$12,169.00	\$12,169.00	2021
Gas (Heat & HWT)	\$592.76	\$7,113.11	\$7,113.11	2021
Hydro (est.)	\$361.74	\$4,340.82	\$4,340.82	2021
Water/Sewage	\$312.17	\$3,746.00	\$3,746.00	2021
Intercom	\$36.79	\$441.48	\$441.48	2021
<b>Total Expenses</b>	<b>\$3,477.46</b>	<b>\$41,729.54</b>	<b>\$41,729.54</b>	
<b>Net Income</b>	<b>\$8,515.54</b>	<b>\$102,186.46</b>	<b>\$178,950.46</b>	

Legal use	6-plex
Number of hydro meters	1
Number of gas meters	6
Number of parking spaces	4
Age of flat roof	2 years
Age of windows & boiler	8-10 yrs
Hot water tanks	Owned
Coined/shared laundry	Owned