



Status: Active / Multifamily
Dist/Neigh: Lower Town
Roll: 0614020301560000000
NeighNm: MacDonal Park
Sale/Lse: For Sale Only
Fronting: South
Legal: Pt Lt 6, PL 43586, s/s clarence st as in NS 18955
#Images: 1 **List Condit:** No

MLS (R) # 661125
LP: \$359,900
Munic: Ottawa
1st Refusal: N
PC: K1N 8G8
Relisted:
XRef:

DESCRIPTION

Offer: Building and Land **Type:** Triplex
ZN: res
Retro:
TotalPk: 1
LotSz: Imp: 33.00 X 66.13
Const:
F/Pr:
Bsmt: Full
Equip: Dishwash: **Stove:** 3 **Fridge:** 3
Ament:
NeighInf: Cable Available, Highspeed Available, Playground Nearby, Public Transit Ne
Intro: 3 BEDRM & TWO 1 BEDRM UNITS,CLOSE TO OTTAWA & MARKET,GREAT OWNER LIVE IN

Use: Residential Only
Poss Info: As Per Tenancies
Vac Units: 0
Park Desc: Parking Surfaced
Exter: Stucco
#Elev:
BsmtDev: Unfinished
YB: /Old
of Days: 60
#Gar: 0
AC/H:
Irr: N
Roof:
Features for Disabled:
Exclus:
Wash/Dry: 1
Feat:
Site:

Bldg: 1 **Stor:** 2.00
Date of Poss:
#Cover: 0
Surv Yr:
Foundtn: Other (See Remarks)
Flooring: Mixed
No
Furn:

CURRENT MONTHLY INCOME

#Units	\$/Mo	Range	#Units	\$/Mo	Range	#Units	\$/Mo	SqFt	Total \$/Mo:
#Penths: 0	\$0		#2-Bed: 0	\$0		#Office: 0	\$0		\$1,800
#Bachlr: 0	\$0		#3-Bed: 1	\$1,150		#Retail: 0	\$0		Total Units: 3
#1-Bed: 2	\$650		#Townhs: 0	\$0		#Other: 0	\$0		Rent Roll Avl:

ANNUAL OPERATING EXPENSES

For Year Ending: 2005

Audit:	Mgmt: \$0	Hydro: \$0	Elev: \$0	Adv: \$0	Annual Rent Inc: \$29,400	Vac/Loss: \$0
Actual	PrpTax: \$3,855	Cbl/TV: \$0	Maint: \$0	Othr: \$0	Parking Inc: \$0	TOE: \$7,018
	Insur: \$1,192	Garbg: \$0	Supply: \$0		Laund/Ot: \$0	NOI: \$22,382
	Wtr/Sw: \$834	Secur: \$0	Wage: \$0		Rent Inc/Tot Inc: \$29,400	ADS: \$0
	Heat: \$1,137	Lwn/S: \$0	Pr/Leg: \$0		GOI: \$29,400	Cash Flow: \$22,382
Vac Percent: 0.00%	Mgmt Percent: 0.00%		Tot Op Exp Percent: 23.87%		Cap Rate:	

UTILITIES INFORMATION

Heat: Baseboard **AC:** None **HydMet:** 4 **TenPay:** N **Water:** Municipal
Fuel: Electric **Firepl:**

FINANCIAL/LEASE INFORMATION

Taxes/Yr: \$3,855/2005 **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 Audio:**
URL Broch: **OWeb1:**
URL Map: **Addit Images:**

DIRECTIONS/REMARKS

Directions: East on Rideau, North on Cobourg

Remarks: WELL MAINTAINED AND VERY WELL LOCATED TRIPLEX. WOULD SUIT BUSY INVESTOR OR OWNER LIVE-IN LOOKING FOR 3 BEDROM UNIT AND EXTRA INCOME TO SU BSIDIZE DOWNTOWN/MARKET LIFESTYLE. WALK/BIKE TO THE MARKET, THE RIVER, RIDEAU CENTRE AND SOME OF THE BEST RESTAURANTS AND LIVELIEST BARS IN THE CITY. EASY TO RENT. TENANTS PAY HEAT AND HYDRO. 70 COBOURG ST APPTS MON, WED 4-5, SAT PM.

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 04/09/07 **CD:** **DOM:**
Sale Correct: **SRD:** **Cap Rate:**