



Status: **Active / Multifamily** MLS(R) # 813147
 Dist/Neigh: West Centre Town List Price: \$399,900
 Roll: 0614063301311000000 PIN: List Date: 11/04/11
 NeighNm: Preston Perimeter PC: K1R 7J1 Munic:
 Sale/Lse: For Sale Only 1st Refusal: N
 Fronting: West Other Listing Conditions: No
 #Images: 2 XRef:
 Legal: PT LT 12, PL48, AS IN NS38297,S/T ROW NS38297, TW NS38297

DESCRIPTION

Offer: Building and Land Type: Triplex Use: Residential Only YB: /Old Bldg: Stor: 2.00
 ZN: R4T Poss Info: AS PER TENANCIES # of Days: 30 Date of Poss:
 Retro: Yes Vac Units: 0 #Gar: 0 #Cover: 0
 TotalPk: 6 Park Desc: Parking Surfaced # Acres: Surv Yr:
 LotSz: Imp: 45.97 X 97.79 Irr: N Foundtn:
 Const: Exter: Stucco Roof: Asphalt Shingle Flooring: Mixed
 F/Pr: #Elev: 0 Features for Disabled: No
 Bsmnt: Crawl BsmntDev: None (No Basement) Exclus: TENANT'S POSSESSIONS
 Equip: Dishwsh: 0 Stove: 3 Fridge: 3 Wash/Dry: 0 Furn: 0
 Ament:
 NeighInf: Highspeed Available, Recreation Nearby, Shopping Nearby, Public Transi
 Intro: POTENTIAL DEVELOPMENT SITE Site: Corner

CURRENT MONTHLY INCOME

#Units	\$/Mo	Range	#Units	\$/Mo	Range	#Units	\$/Mo	SqFt	Total \$/Mo:	\$1,433
#Penth:	0	\$0	#2-Bed:	2	\$770	770/845	#Office:	0	\$0	Total Units: 3
#Bachlr:	0	\$0	#3-Bed:	0	\$0	#Retail:	0	\$0		Rent Roll Avl: Y
#1-Bed:	1	\$663	#Townhs:	0	\$0	#Other:	0	\$0		

ANNUAL OPERATING EXPENSES For Year Ending: 12/10

Audit:	Mgmt:	\$0	Hydro:	\$0	Elev:	\$0	Adv:	\$0	Annual Rent Inc:	\$27,336	Vac/Loss:	\$0
Actual	PrpTax:	\$3,630	Cbl/TV:	\$0	Maint:	\$0	Othr:	\$600	Parking Inc:	\$0	TOE:	\$9,156
	Insur:	\$1,314	Garbg:	\$0	Supply:	\$0			Laund/Ot:	\$0	NOI:	\$18,180
	Wtr/Sw:	\$1,200	Secur:	\$0	Wage:	\$0			Rent Inc/Tot Inc:	\$27,336	ADS:	\$0
	Heat:	\$2,412	Lwn/S:	\$0	Pr/Leg:	\$0			GOI:	\$27,336	Cash Flow:	\$18,180
Vac Percent:	0.00%		Mgmt Percent:	0.00%			Tot Op Exp Percent:	33.49%			Cap Rate:	

UTILITIES INFORMATION

Heat: Forced Air, Baseboard AC: None HydMet: 3 TenPay: N Water: Municipal
 Fuel: Natural Gas, Electric Firepl: 0 Sewer: Sewer Connected

FINANCIAL/LEASE INFORMATION

Taxes/Yr: \$3,630/2011 Seller Take Back: No Title: Freehold Lease: Other (See Remarks)
 Assmt/Yr: Loc Impr: 1st Assum w/Qual: N

MORTGAGE INFORMATION

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

OTHER PROPERTY INFORMATION

Multi Media: www.ottawa-real-estate.com URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: PROPERTY IS ON THE CORNER OR ARLINGTON AND LERETON

Remarks: Three units in improving location, close to Preston Street and Little Italy. Possibility of developing/adding on to this property. Rents are all plus hydro, two units are electric baseboard and owner pays gas heat for other apartment. Showings require 24 hours notice and are to be scheduled during the following times, Sat 3-5, Mon 5-6 or Thurs 1-2.

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 11/11/11 CD: DOM:
 Sale Correct: SRD:
 Cap Rate: