

ST. CATHARINE'S INVESTMENT OPPORTUNITY

26-30 ONTARIO ST
\$5,300,000



For more information:

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Property Features:

- Building is 61,994 square feet on a 188.0' x 200.70' Lot (.85 acres)
- 2009 taxes \$51,253.19
- Potential Net Income for 2010 is \$575,000 (10% vacancy)
- There are 113 residential units and 3 commercial units in the complex



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26-30 ONTARIO ST REVENUE & EXPENSES

Potential Income*	
Laundry	\$3,600.00
Parking	18,600.00
Commercial Brock Radio	8,700.00 Yr 2 \$9,000, Yr 3 \$9,300
BIG Bucks	125,359.00 Five Year Lease Nov 1/09
3960 sq ft - Vacant	47,520.00 3,960 Sq Ft x \$12.00/sf
Residential - 111 Units	<u>762,420.00</u> Based on Rent Roll
Total Revenue	\$966,199.00

Expenses **	
Gas	\$25,683.00
Hydro	19,088.00
Water/Sewer	17,161.00
Cable	30,000.00
Maintenance	80,000.00
Insurance	23,170.00
Management/Misc	68,000.00
2009 Realty Taxes	51,253.19
MPAC Equipment Lease #1	44,939.88 per year / expires Oct 31/11
Equipment Lease #2	<u>31,294.86</u> per year
Total Expenses:	\$390,589.93

Potential Net Income: \$575,609.07

* Potential Income based on twelve month leases and every room rented at current rates

** Based on Twelve months of adjusted expenses

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The above information has been received from sources deemed reliable but should be verified for accuracy.