Real Estate Business Investment Proposal

80 Hunter Street, Pembroke Ontario

Triplex

Revenue: **Unit 1....$1,600.00 (brick)**
Unit 2...$2,300.00. (middle)
Unit 3...$1,659.00 (top floor)

Total Revenue per month: $5,550.00
Total Revenue for year: $66,600.00

Taxes $4675.00
Water/sewer.....$3730.00
Insurance $2458.00

Total expenses:....$11,188.00

Income after expense: $55,412.00
Additional Information:

*tenant pays utilities
* there are no common areas
*tenants cut their own yards and manage their snow removal
*Property is well maintained; roof, doors, garage doors, windows (except 2 have been replaced, not deemed by installer to be necessary), middle unit completely redone in 2025.
*Local rental market described as scarce with effectively no vacancy.

Cap Rate: 8.5%

Rental Revenues & Expenses & In…