

376 Burwell St, London, Ontario

Realtor Name: **PRIME**

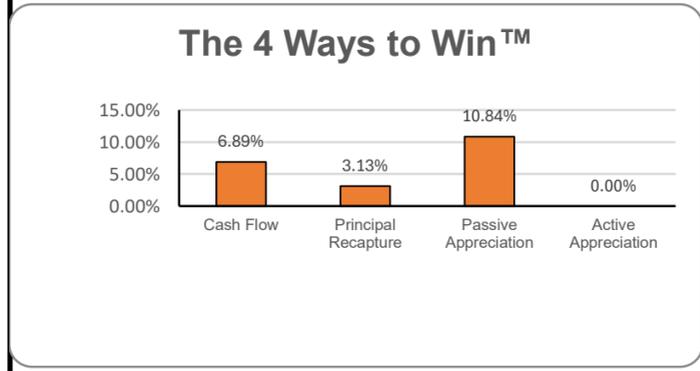


Property Type: 7 Units

7-unit multifamily property package in the heart of downtown London. This offering includes both a triplex and a fourplex, providing immediate cash flow and long-term value-add potential. The unit mix features four 2-bedroom units and three 1-bedroom units. Four units have been fully renovated with modern upgrades, offering strong rental appeal and reduced maintenance, while the remaining three units present clear potential for forced appreciation through cosmetic and functional improvements. Currently operating at a 5.4% cap rate, this property provides solid in-place returns with the opportunity to further enhance income as rents are brought to market and value-add improvements are completed.

List Price: **\$999,000**

MONTHLY GROSS RENTAL INCOME	\$8,146
Rental Vacancy Rate	2% \$163
MONTHLY GROSS OPERATING INCOME (GOI)	\$7,983
MONTHLY OPERATING EXPENSES	
Property Taxes	\$694
Insurance	\$630
Utilities	\$904
HWT Rental	\$160
Repairs & Maintenance	5% \$180
Property Management	6% \$216
TOTAL NET OPERATING EXPENSES (NOE)	\$2,784
NET OPERATING INCOME (GOI - NOE)	\$5,199
MONTHLY DEBT SERVICE	
Mortgage Payment	\$3,084.11
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$3,084
ESTIMATED NET MONTHLY CASH FLOW	\$2,115
PASSIVE APPRECIATION	4.00%
LIST PRICE	\$999,000
Down Payment	35% \$349,650
Mortgage Amount	\$649,350
Interest Rate	3.99%
Amortization (years)	30
Monthly Payment	\$3,084.11



CASH REQUIRED TO CLOSE	
Down Payment	\$349,650
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$16,455
Legal Fees	\$1,500
TOTAL CASH REQUIRED	\$368,605

The 4 Ways to Win™		
Cash Flow	6.89%	\$ 25,379.68
Principal Recapture	3.13%	\$ 11,520.46
Passive Appreciation	10.84%	\$ 39,960.00
Active Appreciation	0.00%	
Year One Total ROI	20.85%	20.85%