

# 219 Emerson St, London, Ontario

**Realtor Name:** PRIME



Property Type: 2 Units

Purpose-built duplex that not only delivers convenience and versatility, but also stands out as a strong cash-flowing investment. With projected rents of \$1,995 + utilities for the upper unit and \$1,945 + utilities for the lower unit, this property is forecasted to generate just over \$47,000 in annual rental income, operating at an impressive 5.7% cap rate. Each of the two spacious 2-bedroom units features in-suite laundry, separate gas and hydro meters, and ample on-site parking.

**List Price: \$599,900**

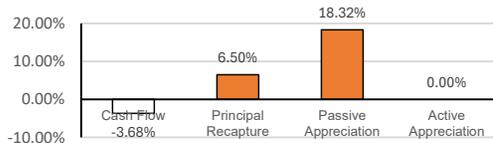
<b>MONTHLY GROSS RENTAL INCOME</b>	<b>\$3,110</b>
Rental Vacancy Rate	2% \$62
<b>MONTHLY GROSS OPERATING INCOME (GOI)</b>	<b>\$3,048</b>
<b>MONTHLY OPERATING EXPENSES</b>	
Property Taxes	\$279
Insurance	\$245
Utilities	\$250
Repairs & Maintenance	5% \$180 Est
Property Management	6% \$216 Est
<b>TOTAL NET OPERATING EXPENSES (NOE)</b>	<b>\$1,170</b>
<b>NET OPERATING INCOME (GOI - NOE)</b>	<b>\$1,878</b>
<b>MONTHLY DEBT SERVICE</b>	
Mortgage Payment	\$2,279.39
2nd Mortgage or LOC Payment	
<b>TOTAL MONTHLY DEBT SERVICE</b>	<b>\$2,279</b>
<b>ESTIMATED NET MONTHLY CASH FLOW</b>	<b>-\$402</b>
<b>PASSIVE APPRECIATION</b>	<b>4.00%</b>



<b>LIST PRICE</b>	<b>\$599,900</b>
Down Payment	20% \$119,980
Mortgage Amount	\$479,920
Interest Rate	3.99%
Amortization (years)	30
Monthly Payment	\$2,279.39

<b>CASH REQUIRED TO CLOSE</b>	
Down Payment	\$119,980
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$8,473
Legal Fees	\$1,500
<b>TOTAL CASH REQUIRED</b>	<b>\$130,953</b>

### The 4 Ways to Win™



<b>The 4 Ways to Win™</b>	
Cash Flow	-\$ 4,819.13
Principal Recapture	\$ 8,514.51
Passive Appreciation	\$ 23,996.00
Active Appreciation	
<b>Year One Total ROI</b>	<b>21.15%</b>