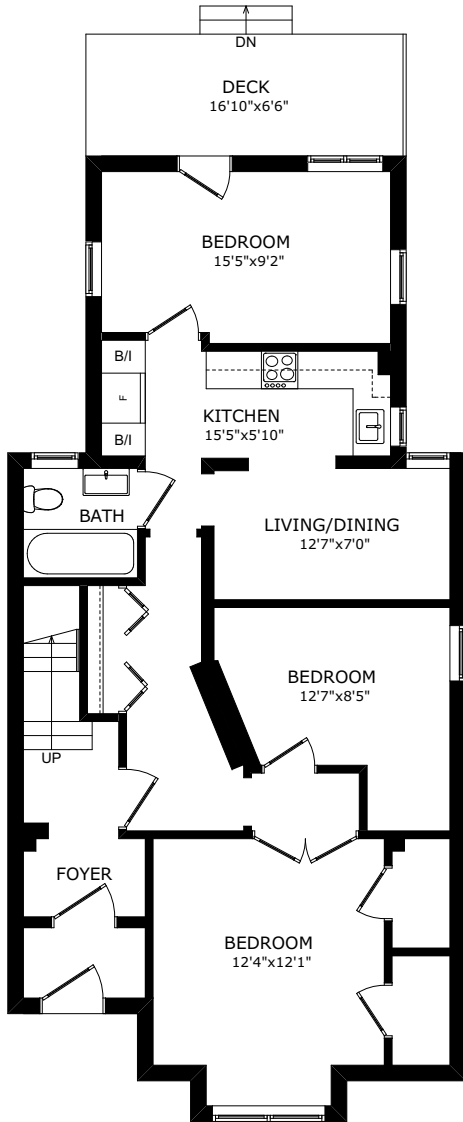
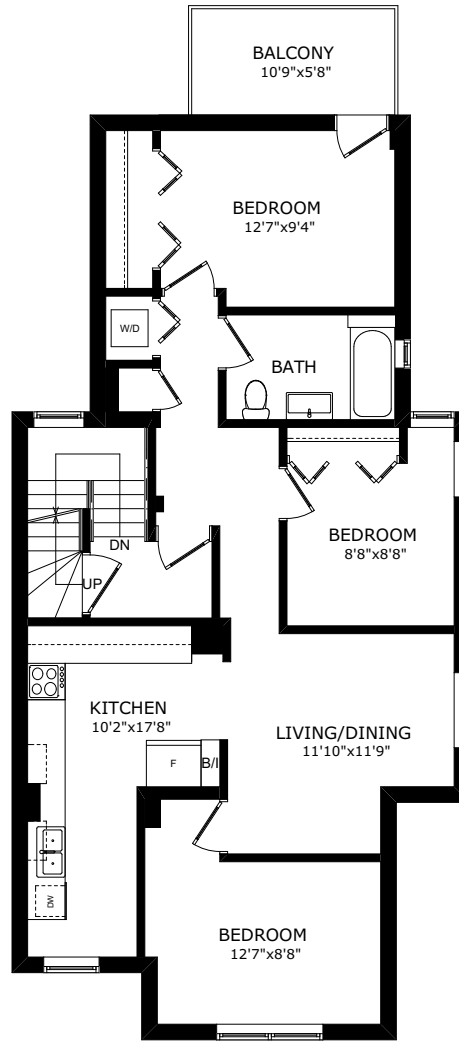


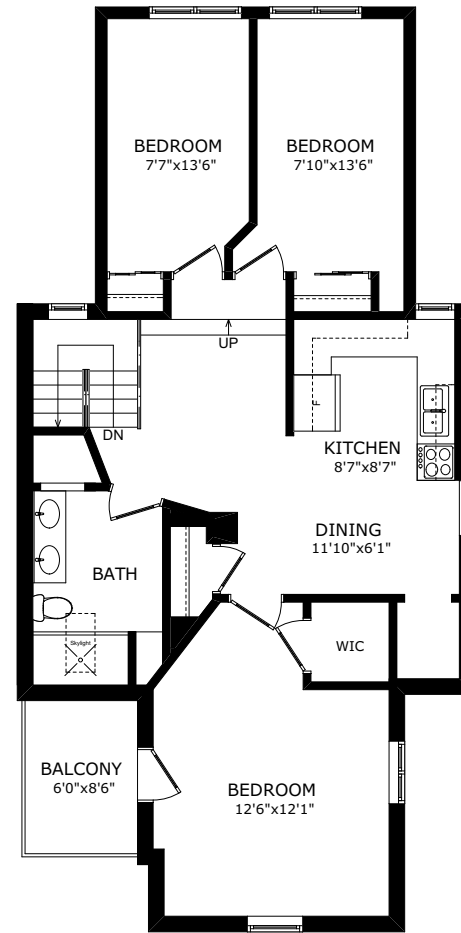
125 MAITLAND ST



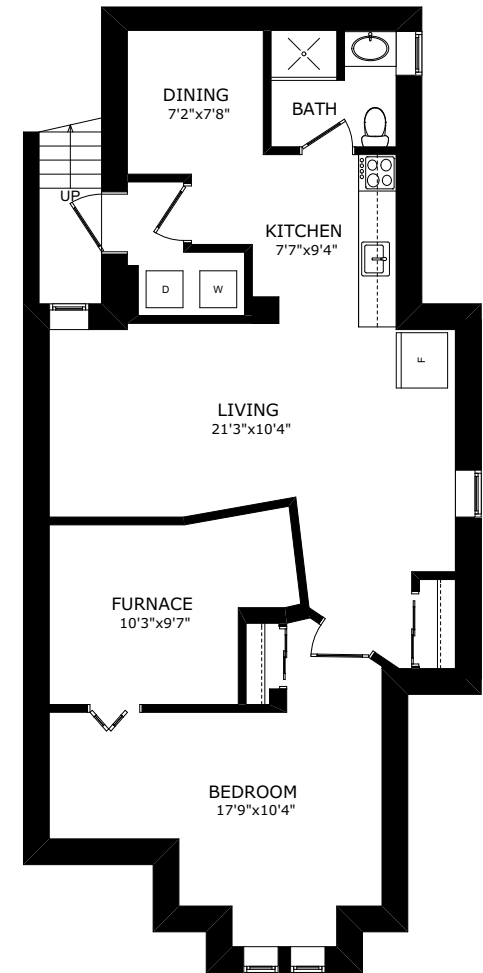
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



LOWER FLOOR

ROOM DATA SHEET

125 Maitland St

Data Provided by www.houssmax.ca @2018

	Imperial			Metric		
	Width	x	Depth	Width	x	Depth
Main Floor						
Living/Dining	12' 7"	x	7' 0"	3.84	x	2.13
Kitchen	15' 5"	x	5' 10"	4.70	x	1.78
Bedroom	12' 4"	x	12' 1"	3.76	x	3.68
Bedroom	12' 7"	x	8' 5"	3.84	x	2.57
Bedroom	15' 5"	x	9' 2"	4.70	x	2.79
Deck	16' 10"	x	6' 6"	5.13	x	1.98
Second Floor						
Living/Dining	11' 10"	x	11' 9"	3.61	x	3.58
Kitchen	10' 2"	x	17' 8"	3.10	x	5.38
Bedroom	12' 7"	x	8' 8"	3.84	x	2.64
Bedroom	8' 8"	x	8' 8"	2.64	x	2.64
Bedroom	12' 7"	x	9' 4"	3.84	x	2.84
Balcony	10' 9"	x	5' 8"	3.28	x	1.73
Third Floor						
Dining	11' 10"	x	6' 1"	3.61	x	1.85
Kitchen	8' 7"	x	8' 7"	2.62	x	2.62
Bedroom	12' 6"	x	12' 1"	3.81	x	3.68
Bedroom	7' 7"	x	13' 6"	2.31	x	4.11
Bedroom	7' 10"	x	13' 6"	2.39	x	4.11
Balcony	6' 0"	x	8' 6"	1.83	x	2.59
Lower Floor						
Living	21' 3"	x	10' 4"	6.48	x	3.15

Dining	7' 2"	x	7' 8"	2.18	x	2.34
Kitchen	7' 7"	x	9' 4"	2.31	x	2.84
Furnace	10' 3"	x	9' 7"	3.12	x	2.92
Bedroom	17' 9"	x	10' 4"	5.41	x	3.15

Area Calculation

Main Floor	1073.3 sq.ft.
Second Floor	1014.1 sq.ft.
Third Floor	960.0 sq.ft.
Lower Floor	1032.1 sq.ft.
<hr/>	
Total	4079.5 sq.ft.

Trevor Freeman & Douglas Freeman

Working harder because YOU DESERVE MORE!

125 Maitland St

Current Rent

Unit	Rent	Terms
Lower	\$1000 + 80 + \$1080	1 Year Starting April 30, 2018
Main	\$2700 + 200 = 2,900	1 Year Starting August 15, 2018
2 nd	\$3000 + 150 = 3,150	1 Year Starting August 1, 2018
3 rd	\$2,700	1 Year Starting May 1, 2018
Laundry	\$150	Average Monthly

Current Expenses

Utility	Monthly	Annual
Property Tax	\$607.89	\$7,294.67
Gas	\$250	\$3,000
Hydro	\$180	\$2,160
Insurance	\$308	\$3,700
Water and Garbage	\$200	\$2,400
Total	\$1,545.89	\$18,554.67

Gross Rent	Monthly	Annual	Total Expenses	Monthly	Annual
	\$9,980	\$119,760		\$1,545.89	\$18,554.67

Total Rents and Total Expenses

Asking Price	Net Income	Cap Rate
\$2,350,000	\$101,205.33	4.30%

All Information provided from the seller. Above info deemed reliable but No Warranty is made to the accuracy thereof. Listing Agents and Seller suggest all interested parties to verify all information contained within this package with accredited professionals



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