



2448 LAVAL ROAD

OUR HOMES ARE JUST AS UNIQUE AS YOU!

REVENUES & EXPENSES



HOW TO REACH US

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ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE
165 Pretoria Ave Ottawa ON 613-238-2801

A expenses:

property taxes	4,395
water (common areas)	1,219
insurance	1,539
hydro (common areas)	850
snow removal	1,526
grass cutting	1,074

yearly total **10,603**

B updates & specs:

metal roof	2007
canexal siding + styrofoam	2014
exterior brick	2014
doors + windows	2014
septic pumping	2020

- separate meters
- Copper/ABS plumbing
- 5 owned hot water tanks
- communal laundry room
- 5 lockers
- 5-car parking
- 2 storage sheds
- 5 refrigerators + 5 stoves

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- #2: flooring, sink and faucet, electric heater with fan (2015)
- #4: flooring, bath surround, electric heater with fan, cupboards (2009)
- #1: flooring, bath surround, electric heater with fan, cupboards, porch floor insulation (2007)
- #5: flooring in kitchen and bath, bath surround, electric heater with fan, cupboards, closet bifold doors (2007)
- #3: flooring, bath surround, electric heater with fan, closet bifold doors (2005)

C income:

unit 1

number of bedrooms	1
number of bathrooms	1
square footage	785
monthly rent (<i>under market value</i>)	570

yearly total **\$6840**

unit 2

number of bedrooms	1
number of bathrooms	1
square footage	725
monthly rent (<i>under market value</i>)	550

yearly total **\$6600**

unit 3

number of bedrooms	1
number of bathrooms	1
square footage	420
monthly rent (<i>under market value</i>)	750

yearly total **\$9000**

REVENUES & EXPENSES

unit 4

number of bedrooms	1
number of bathrooms	1
square footage	590
monthly rent (<i>under market value</i>)	750

yearly total	\$9000
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unit 5

number of bedrooms	1
number of bathrooms	1
square footage	590
monthly rent (<i>under market value</i>)	800

yearly total	\$9600
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total monthly rents \$3,420

total yearly rents \$41,040

****projected yearly rents with 2 units
adjusted to current value **\$51,600***

** This 5-plex has the potential to fetch a much higher income. The 2 largest units are under market value due to long term tenants and could easily double the rent. Generate more revenue by installing a coin operated laundry.*



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