

**3 Unit Apartment Building**  
**27 Arthur St, Branford, Ontario**

**Asking Price** \$289,000.00

<b>Price Per Unit\$</b>	<b>Monthly Rent</b>
1 Bedroom Basement	\$650.00
2 Bedroom Main Floor	\$850.00
3 Bedroom Upper	\$900.00
Garage	\$100.00

**Average Rent**

**Total Revenue Income** \$30,000.00

**Operating Expenses: July 30/09 – July 30/10**

Vacancy	800.00	
Water		
Heat	1102.11	
Insurance	661	
Taxes (2010)	2048.44	
Repairs	800	
Maintenance (Grass/Snow Removal)		200
<b>Total Expenses:</b>	<b>5611.55</b>	

**Net Operating Income** **24,388.45**

Cash Down:

**Cap Rate** **10%**