

115 WILSON AVE



Bedrooms: 5
Bathrooms: 5.5

\$686,900

Taxes:
\$2,506.22 (2019)

Lot Size:
57 x 115

Possession:
January 30, 2020



[VIEW PICTURES & PLAN](#)

Projected Cash Flow
2020-2021 Rental Season

115 Wilson Ave

Effective January 7 2020

Purchase Price \$ **686,900.00**

Mortgage - 80% \$ 549,520.00

Down-payment - 20% \$ 137,380.00

	Monthly Rent	Term	Rental Income (Estimate)	Mortgage Payment (See Note Below)	Property Management	Property Tax (2019)	Insurance (Estimate)	Utilities (Estimate)	Net Income
	5	MONTHLY	\$ 3,750.00	(\$2,279.26)	(\$110.00)	(\$208.85)	(\$100.00)	(\$350.00)	\$ 701.89
	\$750.00	ANNUALLY	\$ 45,000.00	(\$27,351.12)	(\$1,320.00)	(\$2,506.22)	(\$1,200.00)	(\$4,200.00)	\$ 8,422.66

****NOTE:** Mortgage Payment is based on a 3 year term, fixed rate of 2.89% with a 30 year amortization with 20% down payment

Insurance quote is based on the property being insured through Gaiser Elliott Insurance Brokers. \$2,000,000 general liability and \$5,000 deductible

This projected Cash Flow Analysis is not guaranteed. The projection does not account for vacancy, bad debts and maintenance fees as these are specific to your management style. It is your responsibility, as a potential Buyer, to obtain quoted rates for mortgage financing, property taxes and for insurance.

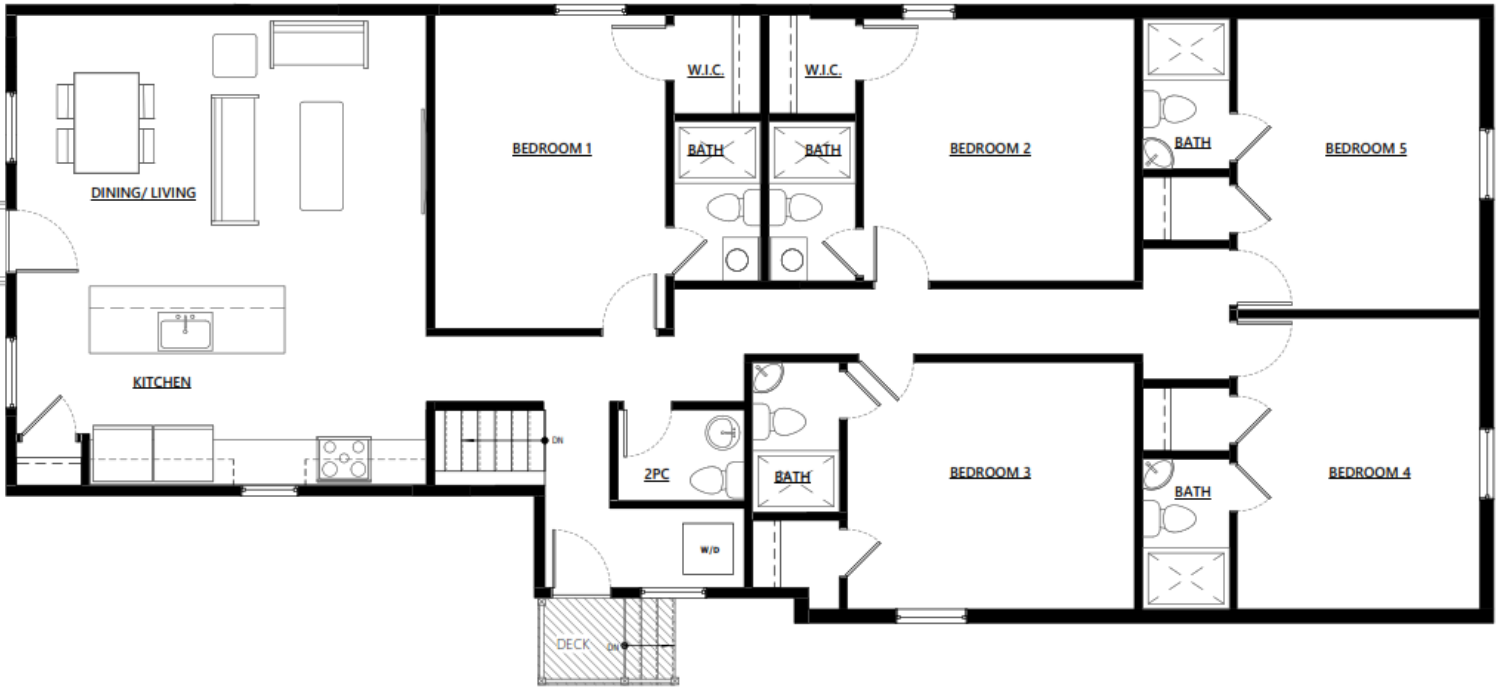
The Seller cannot and does not offer any warranties or representations regarding future rental income, operating costs or value of the property. This projection does not include land transfer tax, legal fees, title insurance or any future property tax re-assessment, this will be the responsibility of the Buyer.

Lawn maintenance services (May 1 to October 31) are not reflected in the cash flow projections.

****NOTE:** Any utility overages are not invoiced to the tenants on a monthly basis. Utilities are only adjusted annually. Any overages above the annual utility budget, will be invoiced to the tenants.

The list price is subject to change without notice

115 Wilson Ave



5 bedrooms

5 4pc bathrooms

1 2pc bathroom

Open concept kitchen with island

2 fridges, stove, dishwasher

Washing machine & dryer