

Yonge & St.Clair – 27 Glen Elm

Below are estimated rents for full time annual and furnished mid-term rentals.

Est. Rental Income: Annual.

****Mid-Term Exec Rentals (3-12mos)**

• Unit 1- Main 2+1 Bdrm -	* \$6400.	\$7700.
• Unit 2 -2nd -Large 1Bdrm+1	* \$6600.	\$7900.
• Unit 3 – 3rd – 1 Bedroom	* \$2850.	\$4400.
• Unit 4- lwr 2 bdrm-	*\$3000.	\$4200.
• Unit 5 – lwr bachelor -	*\$1600.	\$3000.
• Garage rentals.	\$ 800.	\$1000.
• Internet charge (5x60).	\$ 300.	Incl. .

Total Rental Income: \$21,550./mo
\$258,600./yr.

\$28,200/mo.
\$ 338,400./yr

****Estimated Annual Expenses**

	Annual Rental	Mid -Term Rental
Insurance.....	\$ 4500.	\$ 4500.
Enbridge	\$ 800 (remainder charge to tenant)	\$ 3800.
Hydro.....	\$ 960. (remainder charge to tenant).	\$ 4000.
Bell Internet	\$ 720.	\$ 720.
Toronto Water/Waste	\$ 2100.	\$ 2100.
Property Taxes	\$15,271.	\$15,271.
Property Mgt /Cleaning Snow Rmv	\$8,400.	\$12,600.
Vacancy 2.5%	\$ 6,435.	\$ 8,460.

Est Total Expenses \$39,186.00

\$51,451.00

Estimated Op. Income \$219,414.00

\$286,949.00

Notes:

* For Annual Rentals Hydro is extra so Hydro costs to landlord would be significantly lower just covering common areas and lighting and the bachelor unit. Also suite cleaning and internet expenses are also not included in full time rentals. (approx. cap rate: 4.5 for full time rentals – 5% for furnished mid/term)

Optional:

Most furniture may be included if desired as well as other preparations to facilitate rental. Sellers may also include the web site, **SummerHillRentals.com**, should a investor/buyer wish to have it for marketing and link to AIRBNB.