



### •Feature 1

All brick Semi Duplex  
w/ fenced yard



### •Feature 2

BRIGHT ROOMS  
WITH HIGH CEILINGS

## TURNKEY Opportunity Semi with \$1925 in income!

**Great Investment**  
\$279,900

**Preston location**  
973 Duke Street,  
Cambridge, ON

**MLS Number**  
Too New for MLS #

**Property Type**  
Three Storey

**Square Footage**  
900 Lwr/ 1800 Up

**Bedrooms**  
2 Lower/3+ Upper

**Bathrooms**  
Each unit 1 Full

**Year Built**  
BRICK & STONE

**Lot Size**  
30ft x 127 ft

**Location**  
WALKSCORE OF

Fully TURNKEY Investment opportunity! Duplex Up/Down in convenient Preston area of Cambridge! Separate meters for Hydro and Natural Gas furnaces (new in 2010). 3+1 bedroom upper unit/1 bath with two levels for family living ~ brand new 2 yr lease for \$1025 per month plus heat and hydro. 2 bedroom unit/1 bathroom on one floor with full dry basement with laundry and tons of storage - newly leased at \$900 + heat and hydro! Fully fenced, landscaped backyard with privacy lattice and sunny deck. Huge shade tree! Storage Shed and raised garden. Some new windows, updated baths, Hardwood flooring, ceramics, and rich, dark laminates throughout both units. Freshly painted. Well-appointed. Walking distance to Riverside Park and trails, Giant Tiger, Shoppes, banks, restaurants, schools, Churches, arena, public transit. Score of 78 on WalkScore.com! 2 minutes to #401 On-Ramp! Income of \$1925 ~ Happy tenants who just signed leases and plan to stay long-term!

RE/MAX Real Estate Centre Inc., Brokerage



[www.theprorealtor.com](http://www.theprorealtor.com)

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Each office is independently owned and operated.

### •Feature 3

8" NATURAL WOOD  
MOULDINGS AND



### •Feature 4

2 mins to Hwy #401  
and #24!

# Quick Summary

Items	Property Totals
Purchase price	\$ 279,900
Total Investment	\$ 61,404
Year 1 net Cash Flow	\$ 6,241
Yearly Return on Investment From Cash Flow	10.16 %

Totals for Whole Term of the Investment	
5 Years Net Cash Flow	\$ 31,204
5 Year Equity	\$ 122,477
5 Years Total Profits	\$ 92,277
Total Return on Investment	150 %
Average Yearly Return On Investment	30 %

## Cash Flow

Purchase Price	\$ 279,900.00
<b>Financial Break Down</b>	
Sale Price	\$ 279,900.00
Down Payment	\$ 55,980.00
1st Mortgage Amount (inc. CMHC fees if Applicable)	\$ 223,920.00
Future Advancements of 1st Mortgage After Renovations (if applicable)	\$ -
Second Mortgage and/or Promissory Note	\$ -

## Income

Income	Monthly	Annual	
Market Rent	\$ 1,925.00	\$ 23,100.00	
Vacant Factor	\$ -	\$ -	0 % of Gross Rents
<b>Income (1st Year)</b>	<b>\$ 1,925.00</b>	<b>\$ 23,100.00</b>	

## Expense

Expense	Monthly	Annual	
Property Tax	(\$ 203.50)		
Insurance	(\$ 114.75)		
Utilities(heat,water,hydro)	(\$ 110.00)		
Condo Fees + Other	\$ -		
Repair and Maintenance Factor	\$ -		(0 % of Gross Rents)
Property Management	\$ -		(0 % of Gross Rents)
Total Expenses	(\$ 428.25)	(\$ 5,139.00)	
<b>Cash Flow Before Debt Payment</b>	<b>\$ 1,496.75</b>	<b>\$ 17,961.00</b>	
First Mortgage Payment	(\$ 976.69)	(\$ 11,720.25)	Interest Rate at 3.29 %
RRSP or Second Mortgage Payment	\$ -	\$ -	
Promissory Note Interest Payment	\$ -	\$ -	
<b>Cash Flow</b>	<b>\$ 520.06</b>	<b>\$ 6,240.75</b>	
Mortgage Principle Reduction (year 1)	\$ 372.50	\$ 4,470.00	
<b>TOTAL CASH FLOW</b>	<b>\$ 892.56</b>	<b>\$ 10,710.75</b>	

### **\*NOTE ASSUMPTIONS:**

- Appreciation was estimated at 4%/year
- Cash Flow does NOT include any expenses for Property Management, Repairs and Maintenance, or Vacancies
- Full financial breakdown can be provided via email or fax