

126 Walmer Road Income and Expenses

Current Taxes (2010) 12,931.98

2010

Heating (includes 1 HWT) Main & Basement 2,746.27

Utilities – water & Garbage 1,950.76

Total Expenses \$17,629.01

Income:

All rents are below market value & have not been raised in years.

APARTMENT	Present Rent	Market Value Rents
Main Floor 3 Bedroom, 2 Bathrooms	Owner Occupied	\$3,700.00
Second Floor 2 Bedroom, 1 Bathroom	\$1,100.00 + Utilities Lease expires July, 2011	\$1,850.00
Upper Unit 3 Bedroom, 1-4pc, 1-3pc, laundry	\$2,300.00 + Utilities	\$3,350.00
South Unit 2 Bedroom, 1-4pc, 1-2, laundry, CAC	\$1,870.00 + Utilities	\$2,650.00
Basement 1 Bedroom, 1-3pc	\$ 970.00	\$1,100.00
TOTAL GROSS INCOME	\$74,880.00	\$151,800.00
TOTAL EXPENSES	\$17,629.01	\$16,828.25
NET INCOME	\$57,250.99	PROJECTED \$134,971.75

**3 HWT (rentals) 1 HWT (Owned)

**4 Separate meters

** High Efficiency Boiler (2009)

**Shingle roof replaced (2009) except over the front porch.