

ADAM *Parsons* PARSONS GROUP



WELCOME TO
737 AVENUE ROAD





737 AVENUE ROAD

A Great Forest Hill Multiplex! Fabulous opportunity to own an income property in sought after Forest Hill. Beautiful three unit building with a basement unit. Possible 5th unit. Two large, 3 bedroom units with fireplaces and decks/balcony. One 2 bedroom and one 1 bedroom unit. Just North of prestigious Upper Canada College and in a great school district. Quick walk to Davisville and St. Clair Subway stations for easy transportation. Close to many amazing restaurants, shops and entertainment.













FINANCIAL REPORT



ADAM
PARSONS
GROUP

737 AVENUE ROAD

No of Hydro meters	3
No of Gas Meters	1
Legal Use	3 Units

Suite	Monthly Rent	Annual Rent	Market Rent	Market Rent Annually	no of Bedrooms	Tenancy mo. to mo or lease	Utilities Paid Tenant	Last months rent on hand	Occupancy since
Main Floor	\$3,461.20	\$41,534.40	\$3,900	\$46,800	3	Month to Month	Hydro	Yes	Jun 1,2017
Second Floor	\$2,963.80	\$35,426.40	\$3,900	\$46,800	3	Month to Month	Hydro	Yes	Jun 1,2017
Third Floor	\$2,300	\$27,600	\$2,300	27,600	1	Month to Month	Hydro	Yes	Feb 1,2017
Basement	\$1,545	\$18,540	\$1,545	\$18,540	1	Month to Month	Hydro	Yes	Aug 1,2017
Basement 2			\$1,545	\$18,540	1	Month to Month	Hydro	Yes	

Total Income	\$10,270	\$123,240	\$13,190	\$158,280
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Expenses	Monthly	Annual
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Taxes	\$922.33	\$11,068
Hydro	\$154.5	\$1,854
Gas	\$201.17	\$2,474
Water	\$83.33	\$1,000
Insurance	\$433.33	\$5,200

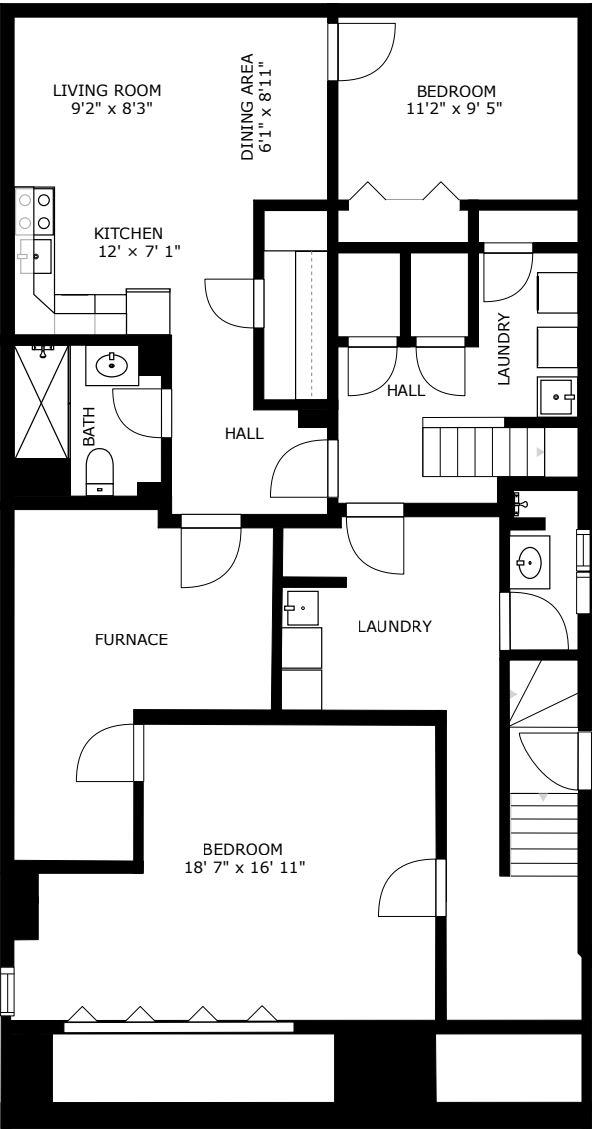
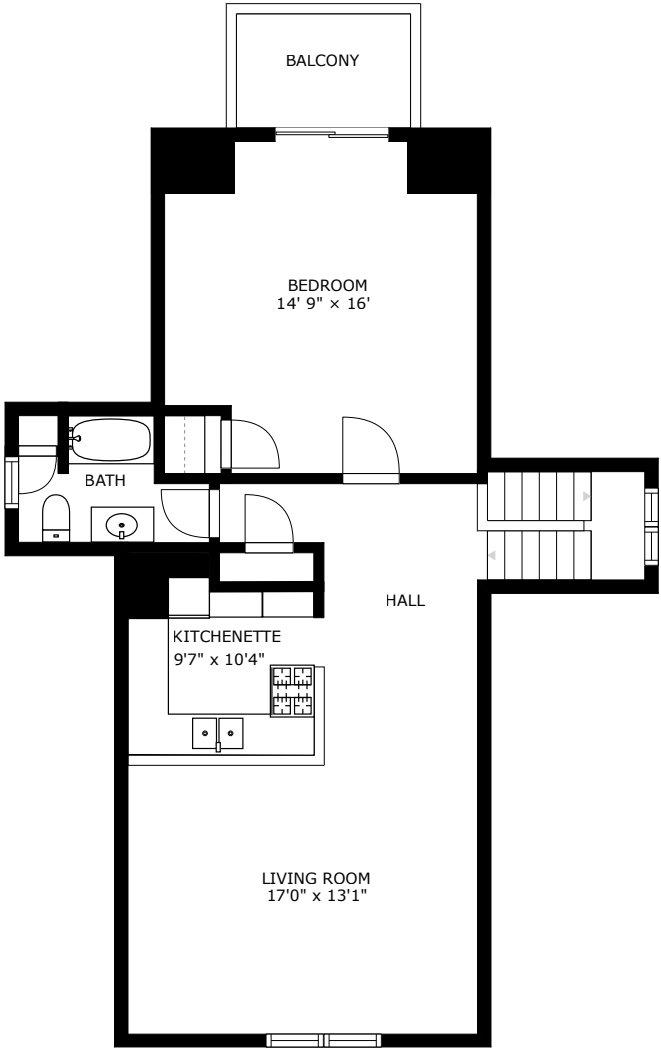
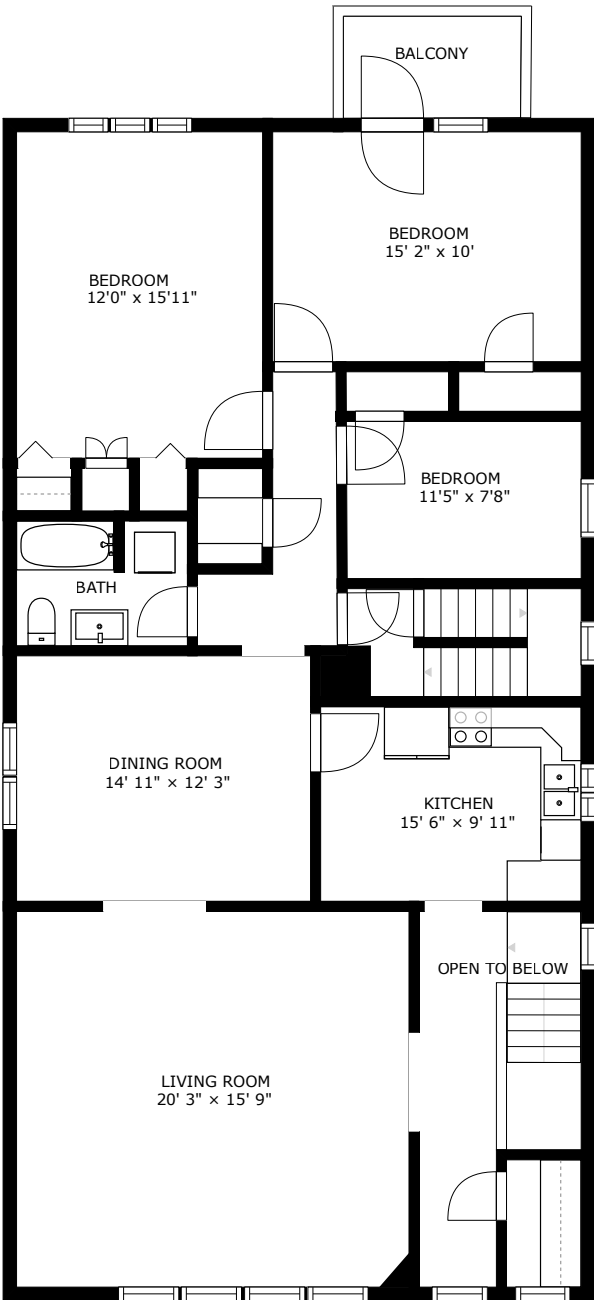
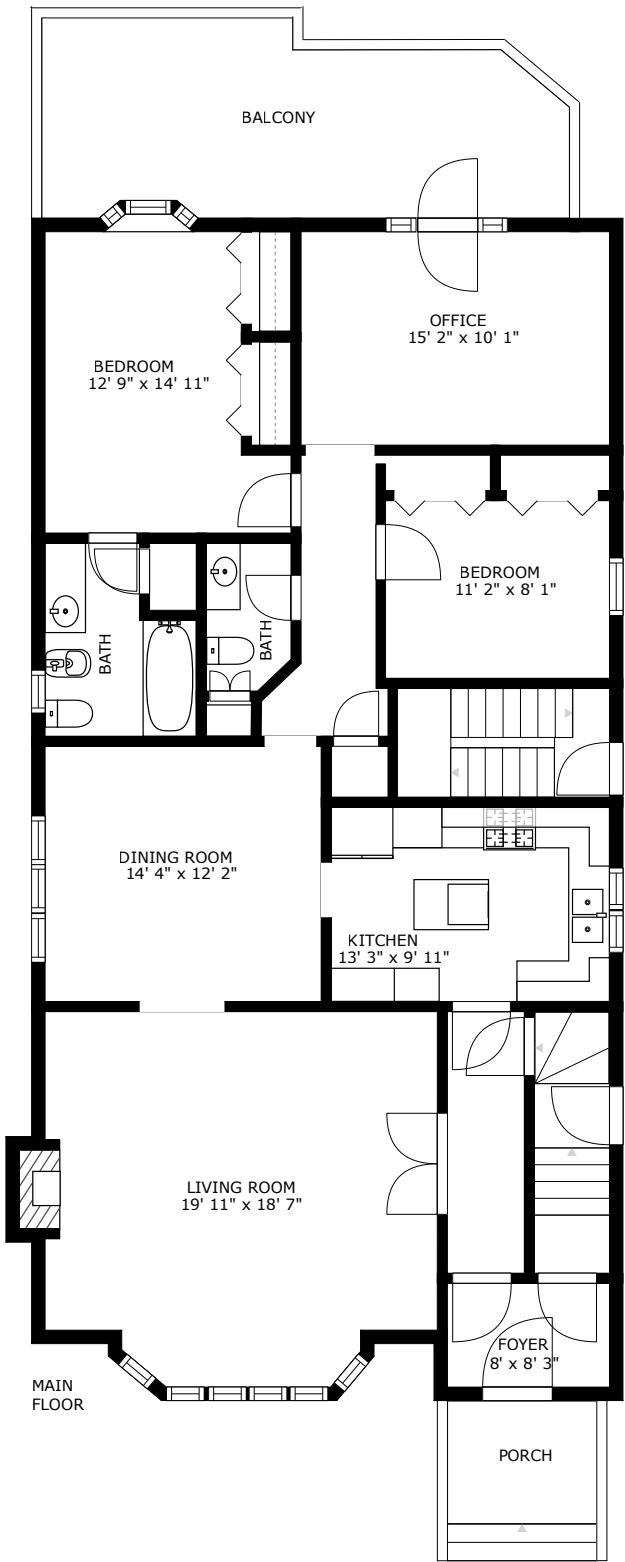
Total Expenses	\$1,794.66	\$21,535.92
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Net Income	\$8,475.34	\$101,704.08	\$115,144.08	Estimated Net income
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All information and statements contained herein, provided by Bosley Real Estate Adam Parsons Group Brokerage Inc. is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, changes in price, rental or other conditions, including prior sale or withdrawal without notice. Market rents are estimated based on similar properties rented on MLS.



FLOOR PLANS



TOTAL ABOVE GRADE 4,295 SQ FT

ADAM PARSONS GROUP

Adam Parsons
BROKER OF RECORD

Sierra Parsons
SALES REPRESENTATIVE

Bianca Parsons
SALES REPRESENTATIVE

416.646.8837 | AdamParsons.ca | adamparsonsgroup



BOSLEY
REAL ESTATE

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage.