

# ADAM *Adam Parsons* PARSONS GROUP



WELCOME TO  
**99 BELLEVUE AVENUE**



## 99 BELLEVUE AVENUE

A rare opportunity to purchase a multi-residential 16 unit apartment building near the intersection of College and Spadina. 99 Bellevue Avenue is located in a Prime Downtown location, College & Spadina, surrounded by many fabulous and diverse neighbourhoods of the city. It is centred around Harbord village, Little Italy and Kensington Market. Located in a vibrant neighbourhood within close proximity to many notable restaurants such as Piano Piano, Bar Raval, RASA, La Palma and trendy cafes such as Snakes & Lattes, Cafe Cancan, and FIKA cafe. This rare building is just minutes away from University of Toronto, many wonderful parks such as Trinity Bellwoods, the Art Gallery of Ontario, and public transportation



## PROPERTY INFORMATION

Address: 99 Bellevue Avenue

Building Type: Multi-residential

Legal Description: PT BLK D PL D13 TORONTO PT 2 63R3367, CITY OF TORONTO

Major Intersection: College & Spadina

# Of Units: 16

Lot Size: 120X125 Ft.

Parking: 19 outdoor, 9 indoor

Fronting on: E

Exterior: Brick

Boiler: Electric

Water: Municipal

Sewer: Sewer

## PROPERTY IMPROVEMENTS

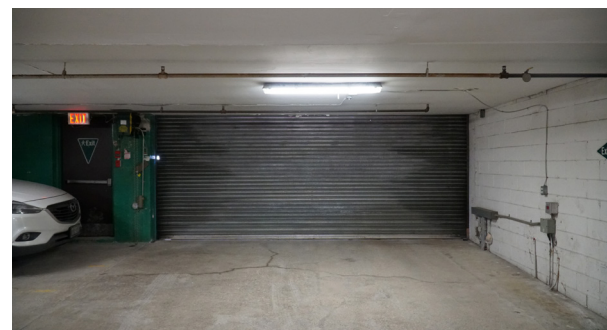
Approximate Time Frame:

Roof: 5-6 years old

Windows: 10-15 years old

Pavement: 7-10 years old





# FINANCIAL ANALYSIS

Apartment	Br	Monthly Rent	Spot	Monthly Rent	Spot	Monthly Rent
1	3	\$2,797.46 occupied	1	\$77.50 occupied	1	\$77.50 occupied
2	3	\$2,493.00 occupied	2	\$77.50 occupied	2	\$100.00 occupied
3	3	\$2,748.60 occupied	3	\$77.50 occupied	3	\$125.00 occupied
4	2	\$1,934.20 occupied	4	\$77.50 occupied	4	\$77.50 occupied
5	4	\$3,424.00 occupied	5	\$77.50 occupied	5	\$100.00 occupied
6	4	\$3,664.80 occupied	6	\$77.50 occupied	6	\$100.00 Vacant
7	3	\$2,748.00 occupied	7	\$77.50 occupied	7	\$100.00 occupied
8	3	\$2,700.00 occupied	8	\$77.50 occupied	8	\$100.00 occupied
9	4	\$3,800.00 occupied	9	\$77.50 occupied	9	\$125.00 occupied
10	4	\$3,800.00 occupied	10	\$125.00 occupied	<b>Total =\$905.00</b>	
11	4	\$2,799.00 occupied	11	\$125.00 occupied		
12	3	\$2,319.00 occupied	12	\$125.00 occupied		
13	3	\$2,748.00 occupied	13	\$155.00 occupied		
14	3	\$2,748.60 occupied	14	\$155.00 occupied		
15	4	\$3,258.00 occupied	15	\$100.00 occupied		
16	3	\$2,478.00 occupied	16	\$125.00 occupied		
<b>Total =\$46,460.66</b>			17	\$125.00 occupied		
			18	\$100.00 occupied		
			19	\$400.00 occupied		

**Total =\$2,232.50**

**Total rental income (monthly) = \$49,598.16**

**Total rental income (yearly) = \$595,177.92**

## Expenses (annual)

Insurance	\$5,209.00
Property Tax	\$52,143.00
Utilities	\$49, 571.00

Totals

Yearly Rental income = \$595,177.92

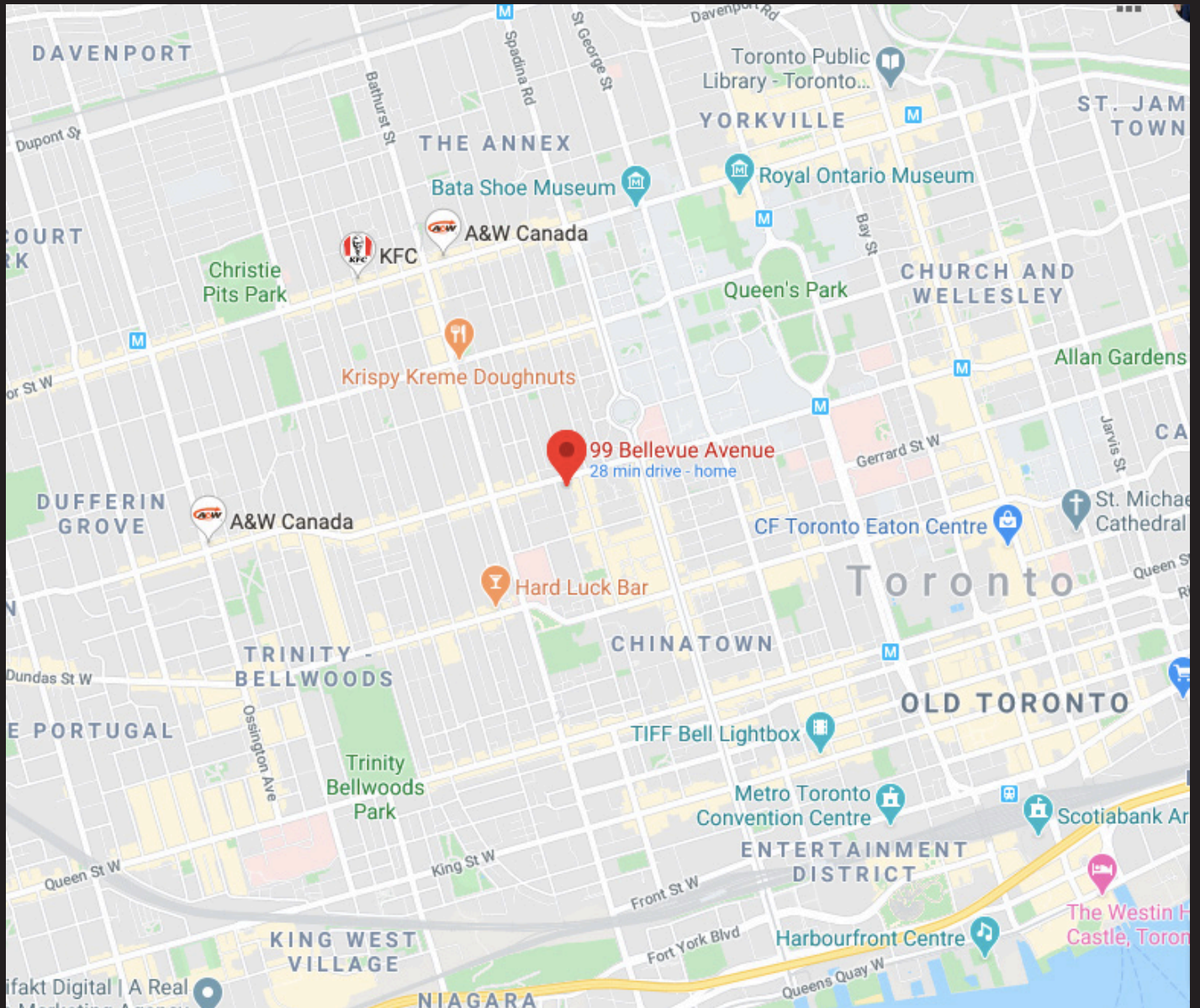
Total Yearly expenses = \$106, 923.00

**Total Net Income = \$488,254.92**

**Total = \$106, 923.00**



# PROPERTY LOCATION



# ADAM PARSONS GROUP

Adam Parsons  
BROKER OF RECORD

Sierra Parsons  
SALES REPRESENTATIVE

Bianca Parsons  
SALES REPRESENTATIVE

416.646.8837 | [AdamParsons.ca](http://AdamParsons.ca) | [adamparsonsgroup](http://adamparsonsgroup)  



**BOSLEY**  

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**REAL ESTATE**

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