

Welcome to 672 Dufferin Avenue, London

\$132,000.00



A Terrific Income Opportunity in the Heart of Old East Village

Ideal owner-occupied or investment property in a core neighbourhood with 2 large 3-bedroom units. Both units have front and back entrances. The home is located on an oversized lot with a detached garage, fenced yard, front verandah and rear balcony, and was re-shingled in the fall of 2004. Each unit has hook-ups for laundry facilities. Note the lot size. This is a large lot and unusual for a core property.

The owner has completed a significant number of improvements to this property in the short time he has been here. There does remain, however, some deferred maintenance in the property and this is reflected in the price. This deferred maintenance consists primarily of some crawlspace insulation requirements and some ice-damming along the westerly eave.

The units in this property are not separately metered and rents for both units include heat and hydro.

Investment Worksheet

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|--|----------------------|
| Listing Price of Home | \$139,900.00 |
| Less: Minimum Down payment | \$ 10,492.50 |
| Plus CMHC Premium | \$ 4,205.74 |
| Total Mortgage Loan | \$ 133,613.24 |
| Monthly P & I Payment | \$ 758.20 |
| Monthly Property Taxes | \$ 145.50 |
| Estimated Monthly Utilities | \$ 258.33 |
| Total Monthly Carrying Costs (est.) | \$ 1,162.03 |
| Current Rent—Upper Unit | \$ 850.00 |
| Historical Rent—Lower Unit | \$ 750.00 |
| Total Rental Income | \$ 1,600.00 |

Note: 1. The monthly payment calculation is based on a 25-year amortization period and the current 5-year closed mortgage loan rate of 4.75% p.a., compounded semi-annually not in advance, which is subject to change. 2. The market rents have been provided by the Seller and should be verified as to reasonableness by any prospective buyer of this property.

Cross Street: Elizabeth Street Lot Size: 55' x 150'
Zoning: R3-2 Property Taxes: \$1,746.00 (2004)
HVAC: forced air gas furnace Possession: negotiable
Parking: double private drive with detached single car garage
Public School: Lorne Avenue P.S. (1 1/2 blocks)
High School: H.B Beal Secondary School (4 blocks)



Interested? Call Greg Thompson Royal LePage Landco Realty Right Away!

425 Dundas Street, London N6B 1V9, INDEPENDENTLY OWNED & OPERATED, BROKER

Call me on my Office Line (519) 673-6941 or Email 672Dufferin@SoldOnLondon.com

