



428 Lansdowne Ave

Financials & Improvements

Rents – inclusive

- **Basement tenants \$1292.83** - 2 bed unit (1 bed located on main floor), 1 bath, with laundry
 - long term lovely tenants on month to month
- **Main floor** - 1 bed unit, 1 bath
 - vacant
 - Estimate rents \$2100-2300
- **2nd/3rd floor** - 2 bed unit, 2 bath, 2 terrace, with laundry
 - vacant
 - Estimate rents \$3000-3200

Expenses:

- Hydro: \$2538.17 (2022)
- Enbridge \$3120.16 (2022)
- Utilities: \$2329.56 (2022)
- Insurance: \$1020.16 (2022)
- Taxes \$5699.59 (2022)

Furnace & A/C

- Basement furnace 2007 (services main floor and basement)
- Front yard A/C 2015 (services main floor and basement)
- 2nd floor furnace 2009 (services 2nd and 3rd floor)
- 3rd floor A/C 2009 (services 2nd and 3rd floor)

Other Details

- Hot water tank 2014 or 2015 (believed owned)
- Roof: house in 2009.
- Roof: garage around 2015.
- Roof: second and third floor terrace in Spring 2023.
- Wiring: no knob and tube
- Freshly painted main, second and third floors in 2023.