Multi-Family Investment

6 UNITS

124-130 Elm Ave, Windsor Ontario

2 x 2 Bed & 4 x 1 Bed Units

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RE/MAX PREFERRED

For More Investments Visit
www.wereteam.com

Property Details

THIS WELL MAINTAINED 6 UNIT BUILDING IS JUST STEPS FROM RIVERSIDE WATERFRONT & A SHORT DRIVE TO UNIVERSITY OF WINDSOR & ST CLAIR COLLEGE DT CAMPUS. FEATURING 4 X 1 BED & 2 X 2 BED UNITS. 1 UNIT HAS ITS OWN FURNACE & OTHER 5 UNITS HAVE GAS WALL HEATERS. 6 X GAS & 6 X HYDRO METERS, EACH UNIT HAS INDIVIDUAL OWNED HWT. CONVENIENTLY LOCATED NEAR RESTAURANTS, SHOPPING, SCHOOLS, PARKS/WALKING TRAILS, THE U.S TUNNEL & BRIDGE AND MUCH MORE. 24 HRS NOTICE REQUIRED FOR ALL SHOWINGS AS LTA APPLIES, CALL ME TODAY FOR MORE INFORMATION & A PRIVATE SHOWING!

Rent Roll & Income

Unit	Suite	Rent
124 Lower	2 BR	$900.00 ++
128	2 BR	$900.00 +
124 Upper	1 BR	$601.44 Inc
126 Upper	1 BR	$800.00 ++
130	1 BR	$588.50 Inc
126 Lower	1 BR	$588.50 Previous Currently Vacant

Income	
Monthly rent	$4,378.44
Potential gross income	$52,541.28

Expenses

Expenses	
Property tax	$4,237.50
Insurance	$8,556.13
Hydro	$1,207.00
Gas	$2,099.00
Water	$1,519.00
Repair & Maintenance	$2,664.00
Management	$4,260.00
Total expenses	$24,542.65

Additional Info:

- Gas & Hydro meters are separated
- Uplift through all tenants paying utilities
- Unit 6 Currently vacant set your own rent!
- Laundry income not factored, adds further benefit

Modern Finishes & Updates!

Clean & Spacious Bedrooms

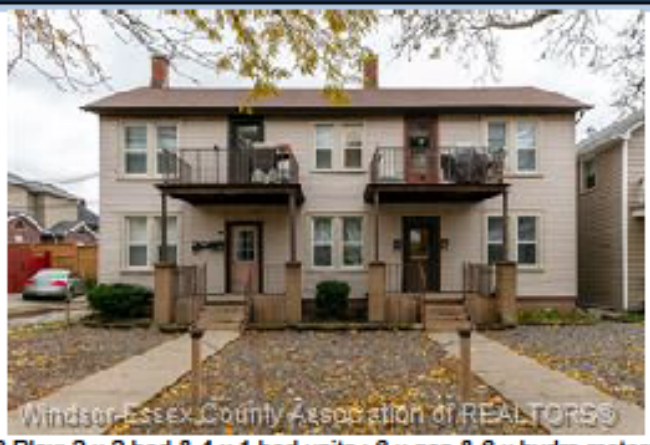
Lots Of Natural Light

RE/MAX PREFERRED
REALTY LTD., BROKERAGE. INDEPENDENTLY OWNED AND OPERATED

124-130 Elm Ave - Windsor Current

MONTHLY CASH FLOW BREAKDOWN

Rent			**$4,378.44**
Mortgage Payment		$	3,664.00
Property Taxes		$	353.08
Insurance		$	610.00
Utilities		$	402.15
Property Management	8%	$	350.28
Vacancy Allowance	2%	$	87.57
Repairs & Maintence	4%	$	175.14
Condo/Strata/HOA Fees		$	-
Cleaning		$	-
Gifts	0%	$	-
Lawn Maintenance/Snow Removal		$	-
Other		$	-
Total Expenses		$	5,642.22
MONTHLY CASH FLOW		**-$**	**1,263.78**



6 Plex: 2 x 2 bed & 4 x 1 bed units ; 6 x gas & 6 x hydro meters ; Unit 6 is currently Vacant $588.50 inclusive proposed

PURCHASE DETAILS

PURCHASE PRICE		$	900,000.00
Down Payment	30%	$	270,000.00
Mortgage Amount	70%	$	630,000.00
Interest Rate	5.00%		
Amortization (Years)	25		
Effective Rate per Payment			0.4124%
Loan		$	630,000.00
Monthly Loan Payment		$	3,664.00

CLOSING COSTS

Legal Costs		$	1,200.00
Appraisal		$	500.00
Other Fees		$	-
Other Fees		$	-
Building Inspection		$	500.00
Land Transfer Tax		$	14,475.00
Initial Improvements		$	-
Total Closing Costs		$	16,675.00
TOTAL CASH REQUIRED:		**$**	**286,675.00**

5 Year ROI Breakdown

Market Appreciation/Year			**3%**
Mortgage Paydown	$	72,395.00	25%
Cash Flow	-$	75,827.00	-26%
Market Growth	$	143,346.67	50%
RETURN	**$**	**139,914.67**	**49%**

10 Year ROI Breakdown

Market Appreciation/Year			**3%**
Mortgage Paydown	$	165,062.00	58%
Cash Flow	-$	151,654.00	-53%
Market Growth	$	309,524.74	108%
RETURN	**$**	**322,932.74**	**113%**

Average Annual ROI

Market Appreciation/Year			**3%**
Mortgage Paydown	$	13,086.00	5%
Cash Flow	-$	15,165.40	-5%
Market Growth	$	28,669.33	10%
Active Appreciation	$	-	0%
RETURN	**$**	**26,589.93**	**9%**

For More Information

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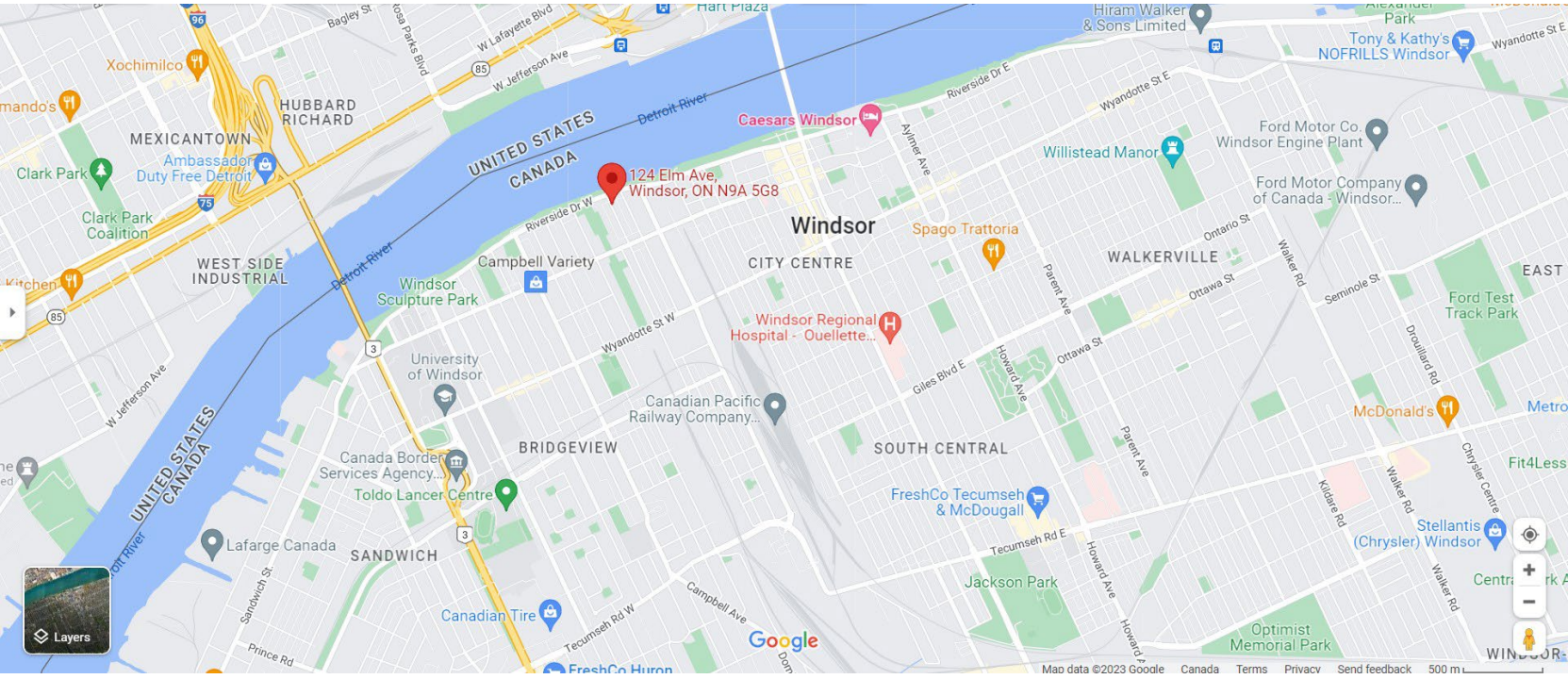
Property Location



124 Elm Avenue
Windsor, ON
HOODQ ADDRESS REPORT™

Joe Fallea
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http://www.wereteam.com

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.

Dougall Avenue PS
Designated Catchment School
Grades PK to 8
811 Dougall Ave

Westview Freedom Academy SS
Designated Catchment School
Grades 9 to 12
1375 California Ave

Giles Campus French Immersion PS
Designated Catchment School
Grades PK to 8
874 Giles Blvd E

ÉSC de Lamothe-Cadillac
Designated Catchment School
Grades 7 to 12
1775 Totten St

ÉÉ L'Envolée
Designated Catchment School
Grades K to 6
1799 Ottawa St

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.

Windsor Sculpture Park
Riverside Drive
1 min

Centennial Park
Riverside Drive West
6 mins

Wellington Park
352 Wellington Street
5 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Playground
1 Pool
1 Fishing Location
4 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 52 minute walk away.

Nearest Rail Transit Stop
Windsor

Nearest Street Level Transit Stop
Riverside at Oak
1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.9km.

Windsor Regional Hospital - Ouellette Campus
1030 Ouellette Ave

Fire Station
815 Goyeau St

Police Station
150 Goyeau St

HoodQ
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