Multi-Family Investment

6 UNITS

11 Raleigh, Chatham 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

INVESTOR OPPORTUNITY CALLING, THIS 6 PLEX BOASTS PROUD OWNERSHIP & IS LOCATED CONVENIENTLY CLOSE TO DOWNTOWN CHATHAM, THAMES RIVER, RESTAURANTS, GROCERIES, ENTERTAINMENT & MORE. ALL UNITS CURRENTLY TENANTED, READY FOR YOUR NEW OWNERSHIP! TENANTS PAY THEIR OWN GAS & HYDRO ALL SEPARATELY METERED, OWNER PAYS WATER FOR ALL UNITS & GAS FOR HOT WATER TANK ONLY. CONTACT ME DIRECTLY FOR MORE DETAILS & TO BOOK YOUR PRIVATE WALKTHROUGH.

Rent Roll & Income

Unit	Suite	Rent
1	1 BR	$416.16+
2	2 BR	$910.80 +
3	1 BR	$672.27+
4	2 BR	$1,150.00+
5	1 BR	$1,050.00+
6	1 BR	$468.18

Income	
Monthly rent	$4, 667.41
Potential gross income	$56,008.92

Expenses

Annual Expenses	
Property tax	$3,050.00
Insurance	$4,536.00
Hydro (Tenants)	$0.00
Gas	$672.00
Water	$1,560.00
Repair & Maintenance	$3,600.00
Management	$3,600.00
Total expenses	$17,018.00

Additional Info:

- Hydro meters are separated
- Tenants pay hydro, owner pays water for all units & gas for the hot water tank only

Bright Open Living Areas

Spacious Bedrooms

Clean Bathrooms

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

11 Raleigh Street - Chatham Current

MONTHLY CASH FLOW BREAKDOWN

Rent			**$4,667.50**
Mortgage Payment		$	3,257.00
Property Taxes		$	254.17
Insurance		$	378.00
Utilities		$	225.00
Property Management	8%	$	373.40
Vacancy Allowance	2%	$	93.35
Repairs & Maintence	4%	$	186.70
Condo/Strata/HOA Fees		$	-
Cleaning		$	-
Gifts	0%	$	-
Lawn Maintenance/Snow Removal		$	-
Other		$	-
Total Expenses		$	4,767.62
MONTHLY CASH FLOW		-$	**100.12**

Multi-Family: 6 Units in total, 4 x 1 bed 1 bath, 2 x 2 bed 1 bath ; Tenants pay own hydro & gas all separately metered, owner pays water for units & gas for hwt only ; utilities estimated

PURCHASE DETAILS

PURCHASE PRICE		$	799,999.00
Down Payment	30%	$	239,999.70
Mortgage Amount	70%	$	559,999.30
Interest Rate	5.00%		
Amortization (Years)	25		
Effective Rate per Payment			0.4124%
Loan		$	559,999.30
Monthly Loan Payment		$	3,257.00

CLOSING COSTS

Legal Costs		$	1,200.00
Appraisal		$	500.00
Other Fees		$	-
Other Fees		$	-
Building Inspection		$	500.00
Land Transfer Tax		$	12,475.00
Initial Improvements		$	-
Total Closing Costs		$	14,675.00
TOTAL CASH REQUIRED:		$	**254,674.70**

5 Year ROI Breakdown

Market Appreciation/Year			**3%**
Mortgage Paydown	$	64,355.00	25%
Cash Flow	-$	6,007.00	-2%
Market Growth	$	127,419.10	50%
RETURN	$	**185,767.10**	**73%**

10 Year ROI Breakdown

Market Appreciation/Year			**3%**
Mortgage Paydown	$	146,737.00	58%
Cash Flow	-$	12,014.00	-5%
Market Growth	$	275,132.76	108%
RETURN	$	**409,855.76**	**161%**

Average Annual ROI

Market Appreciation/Year			**3%**
Mortgage Paydown	$	11,630.00	5%
Cash Flow	-$	1,201.40	0%
Market Growth	$	25,483.82	10%
Active Appreciation	$	-	0%
RETURN	$	**35,912.42**	**14%**

For More Information

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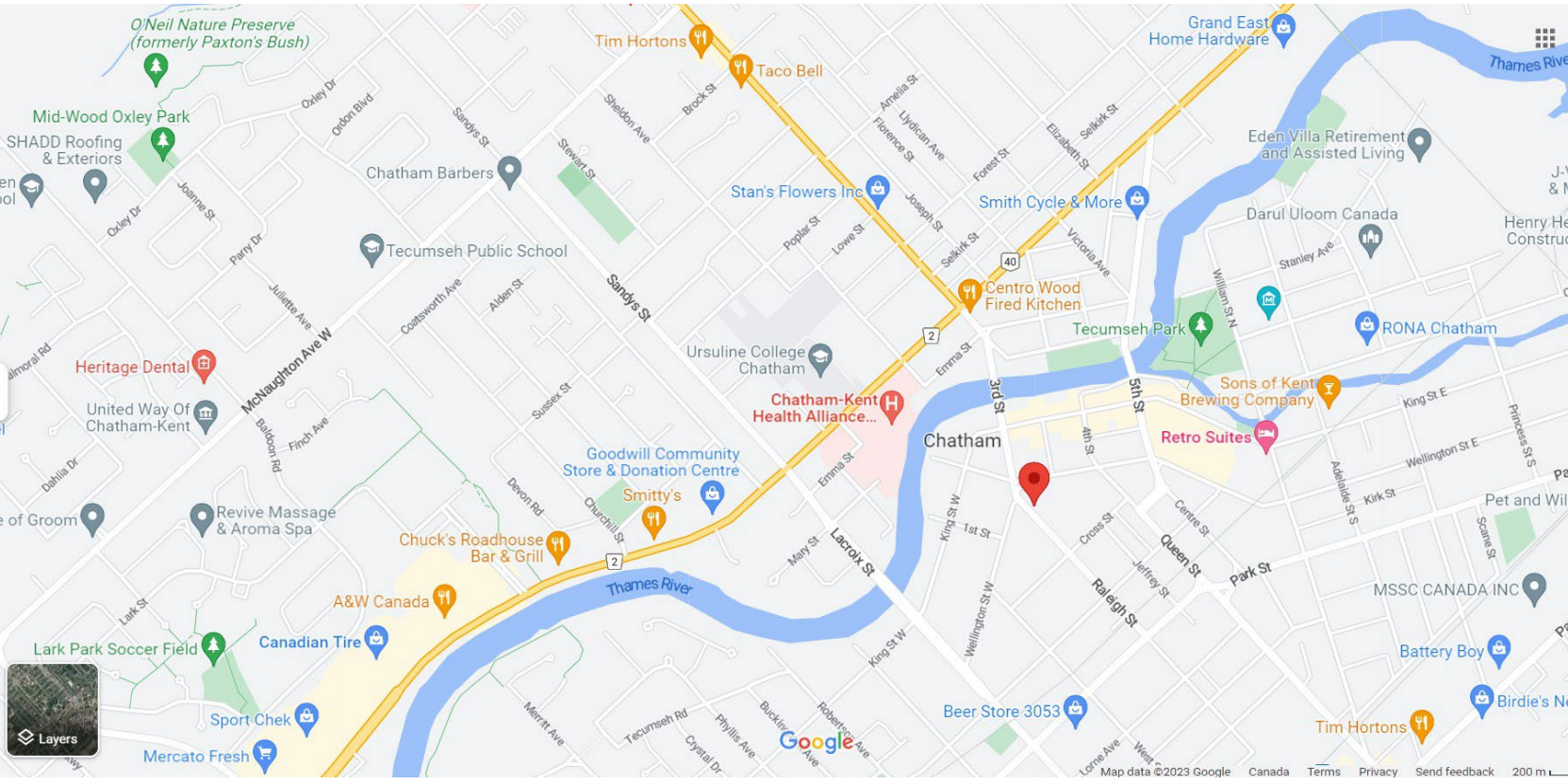
Property Location



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Chatham, ON
HOODQ ADDRESS REPORT™

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SCHOOLS

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

Winston Churchill PS
Designated Catchment School
Grades PK to 8
30 Crystal Dr

John McGregor SS
Designated Catchment School
Grades 9 to 12
300 Cecile Ave

ÉS Gabriel-Dumont
Designated Catchment School
Grades 7 to 12
2463 Evans Blvd

PARKS & REC.

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

Crusader Park
25 Cross St
2 mins

Tecumseh Park
50 William Street N.
6 mins

Veterans Memorial Gardens
58 Thames Street
4 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Trail
1 Boating Facility

TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Rail Transit Stop
Chatham
13 mins

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 0.44km.

Chatham-Kent Health Alliance
80 Grand Ave W

Fire Station
5 2nd St

Police Station
24 Third Street

HoodQ

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