

Residential Investment Properties

Inventory



LONDON, ONTARIO

INVENTORY

LONDON, ONTARIO

Student Rental

Investment Properties

1567 Nairn Ave

\$1,149,900

Unit A: 3 bedrooms + 2 dens, 3 bathrooms

Unit B: 2 bedrooms + den, 1 bathroom

4 Edith Street

\$998,500

5 bedrooms + den, 6.5 bathrooms

176 Mount Pleasant Ave

\$1,049,900

5 bedrooms + den, 6.5 bathrooms

15 McDonald Ave

\$799,900

5 bedrooms, 2 bathrooms

1567 NAIRN AVE

LONDON, ONTARIO

ANNUAL INCOME:

\$95,520.00

PROJECTED ANNUAL TAXES:

\$4,734.18 (2024)

PROJECTED ANNUAL INSURANCE:

\$2,900.00

PROPERTY MANAGEMENT:

\$295.00 PER MONTH

PROJECTED MONTHLY POSITIVE CASH FLOW:

\$2,259.89



UNIT A:

3 BDRM + 2 DEN

3 BATH



UNIT B:

2 BDRM + 1 DEN

1 BATH



\$1,149,900

Projected Cash Flow
1567 Nairn Ave

February 14 2024

Purchase Price \$ 1,149,900.00

Mortgage - 80% \$ 919,920.00

Down-payment - 20% \$ 229,980.00

	Monthly Rent	Term	Rental Income (Estimate)	Mortgage Payment (See Note Below)	Property Management	Projected Property Tax (2024)	Insurance (Estimate)	Utilities (Estimate)	Net Income
	Unit A: 5 x \$995 (INC)	MONTHLY	\$ 7,960.00	(\$4,369.00)	(\$295.00)	(\$394.52)	(\$241.67)	(\$400.00)	\$ 2,259.82
	Unit B: 3 x \$995 (INC)	ANNUALLY	\$ 95,520.00	(\$52,428.00)	(\$3,540.00)	(\$4,734.18)	(\$2,900.00)	(\$4,800.00)	\$ 27,117.82

****NOTE: Mortgage Payment is based on a 2 year term, fixed rate of 3.99% with a 30 year amortization with 20% down payment**

Insurance quote is based on \$2,000,000 general liability and \$5,000 deductible

This projected Cash Flow Analysis is not guaranteed. The projection does not account for vacancy, bad debts and maintenance fees as these are specific to your management style. It is your responsibility, as a potential Buyer, to obtain quoted rates for mortgage financing, property taxes and for insurance. The Seller cannot and does not offer any warranties or representations regarding future rental income, operating costs or value of the property. **This projection does not include land transfer tax, legal fees, title insurance or any future property tax re-assessment, this will be the responsibility of the Buyer.**

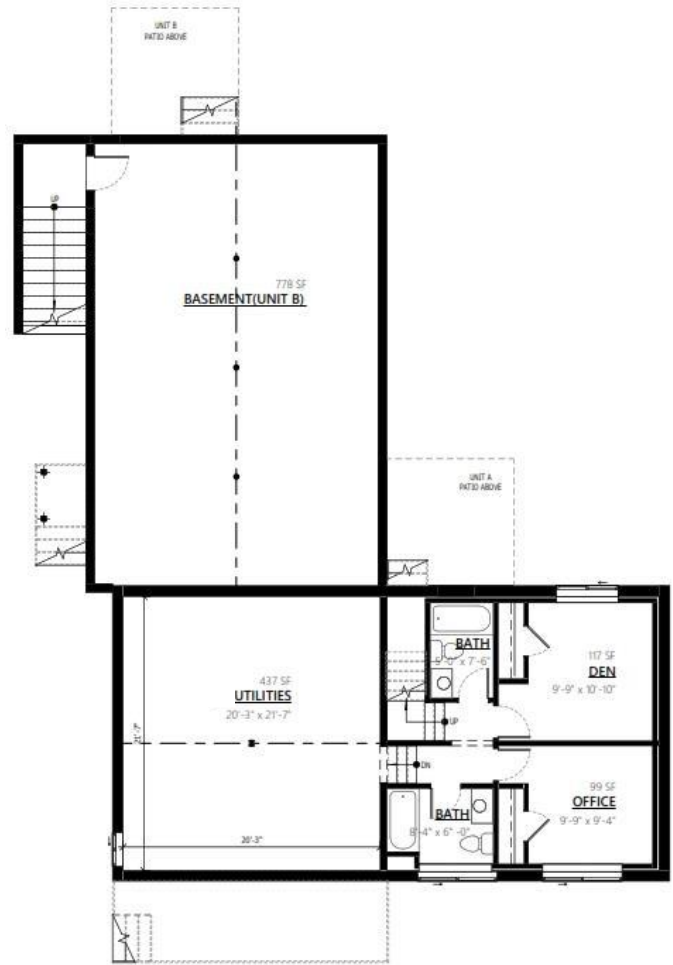
The list price is subject to change without notice

1567 Nairn Ave. | London, ON



Main Floor

1/8" = 1'-0"



Lower Floor

1/8" = 1'-0"

WESTERN UNIVERSITY STUDENT RENTAL

4 EDITH STREET

LONDON, ONTARIO

ANNUAL INCOME:

\$81,000.00

PROJECTED ANNUAL TAXES:

\$5,639.79 (2024)

PROJECTED ANNUAL INSURANCE:

\$3,445.00

PROPERTY MANAGEMENT:

\$195.00 PER MONTH

PROJECTED MONTHLY POSITIVE CASH FLOW:

\$1,653.93



🛏 5 BDRM + DEN

🚿 6.5 BATH

\$998,500

Projected Cash Flow
4 Edith Street

February 21 2024

Purchase Price \$ 998,500.00

Mortgage - 80% \$ 798,800.00
Down-payment - 20% \$ 199,700.00

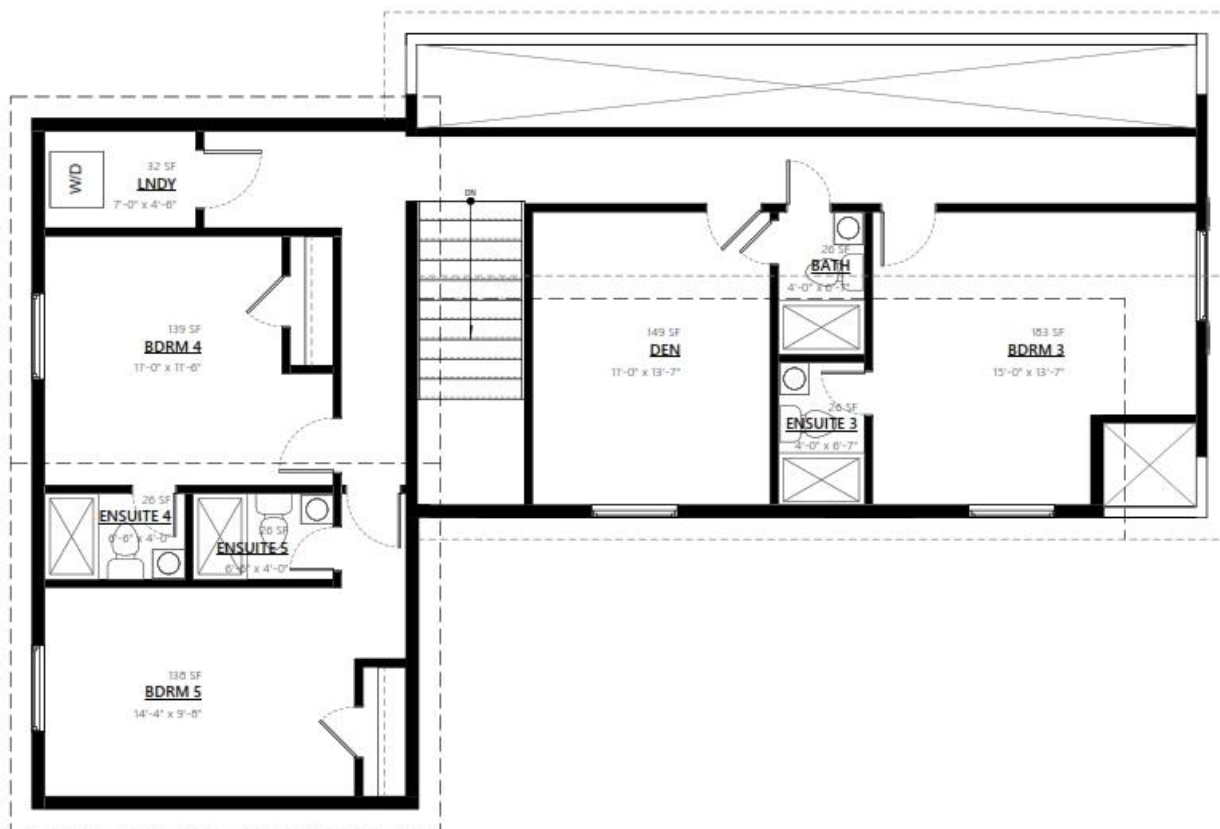
	Monthly Rent	Term	Rental Income (Estimate)	Mortgage Payment (See Note Below)	Property Management	Projected Property Tax (2024)	Insurance (Estimate)	Utilities (Estimate)	Net Income
	5 + den	MONTHLY	\$ 6,750.00	(\$3,794.00)	(\$195.00)	(\$469.98)	(\$287.08)	(\$350.00)	\$ 1,653.93
	\$1,125.00	ANNUALLY	\$ 81,000.00	(\$45,528.00)	(\$2,340.00)	(\$5,639.79)	(\$3,445.00)	(\$4,200.00)	\$ 19,847.21

****NOTE: Mortgage Payment is based on a 2 year term, fixed rate of 3.99% with a 30 year amortization with 20% down payment**

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Upper Floor

3/16" = 1'-0"



Main Floor

3/16" = 1'-0"

WESTERN UNIVERSITY STUDENT RENTAL

176 MT PLEASANT AVE

LONDON, ONTARIO

ANNUAL INCOME:

\$84,600.00

PROJECTED ANNUAL TAXES:

\$4,690.35 (2024)

PROJECTED ANNUAL INSURANCE:

\$2,480.00

PROPERTY MANAGEMENT:

\$195.00 PER MONTH

PROJECTED MONTHLY POSITIVE CASH FLOW:

\$1,918.47



🛏 5 BDRM + DEN

🛁 6.5 BATH

\$1,049,900

Projected Cash Flow
176 Mount Pleasant Ave

February 14 2024

Purchase Price \$ 1,049,900.00

Mortgage - 80% \$ 839,920.00

Down-payment - 20% \$ 209,980.00

	Monthly Rent	Term	Rental Income (Estimate)	Mortgage Payment (See Note Below)	Property Management	Projected Property Tax (2024)	Insurance (Estimate)	Utilities (Estimate)	Net Income
	5 + den	MONTHLY	\$ 7,050.00	(\$3,989.00)	(\$195.00)	(\$390.86)	(\$206.67)	(\$350.00)	\$ 1,918.47
	\$1,175.00	ANNUALLY	\$ 84,600.00	(\$47,868.00)	(\$2,340.00)	(\$4,690.35)	(\$2,480.00)	(\$4,200.00)	\$ 23,021.65

****NOTE: Mortgage Payment is based on a 2 year term, fixed rate of 3.99% with a 30 year amortization with 20% down payment**

Insurance quote is based on \$2,000,000 general liability and \$5,000 deductible

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176 Mount Pleasant Ave. | London, ON



Lower Floor

1/8" = 1'-0"

Main Floor

1/8" = 1'-0"

WESTERN UNIVERSITY STUDENT RENTAL

15 MCDONALD AVE

LONDON, ONTARIO

ANNUAL INCOME:

\$59,700

PROJECTED ANNUAL TAXES:

\$5,406.31 (2024)

PROJECTED ANNUAL INSURANCE:

\$1,900.00

PROPERTY MANAGEMENT:

\$195.00 PER MONTH

PROJECTED MONTHLY POSITIVE CASH FLOW:

\$807.14



🛏 5 BDRM

🛁 2 BATH

\$998,500

Projected Cash Flow
15 McDonald Ave

February 22 2024

Purchase Price \$ 799,900.00
Mortgage - 80% \$ 639,920.00
Down-payment - 20% \$ 159,980.00

	Monthly Rent	Term	Rental Income (Estimate)	Mortgage Payment (See Note Below)	Property Management	Property Tax (2023)	Insurance (Estimate)	Utilities (Estimate)	Net Income
	5	MONTHLY	\$ 4,975.00	(\$3,039.00)	(\$195.00)	(\$450.53)	(\$158.33)	(\$325.00)	\$ 807.14
	\$995.00	ANNUALLY	\$ 59,700.00	(\$36,468.00)	(\$2,340.00)	(\$5,406.31)	(\$1,900.00)	(\$3,900.00)	\$ 9,685.69

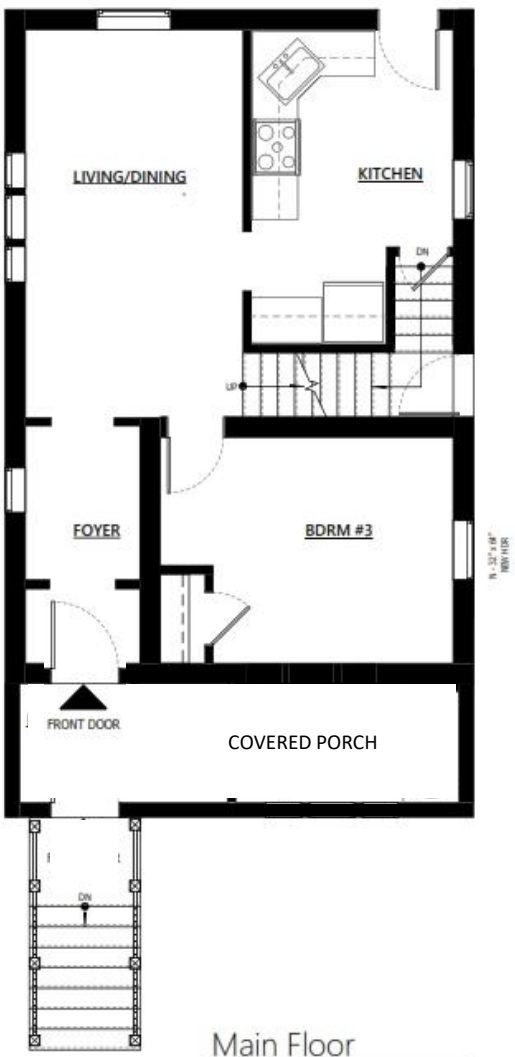
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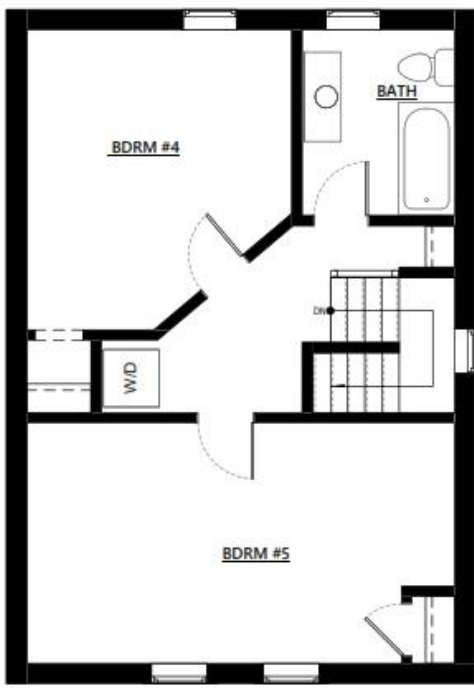
The list price is subject to change without notice

15 McDonald Ave.



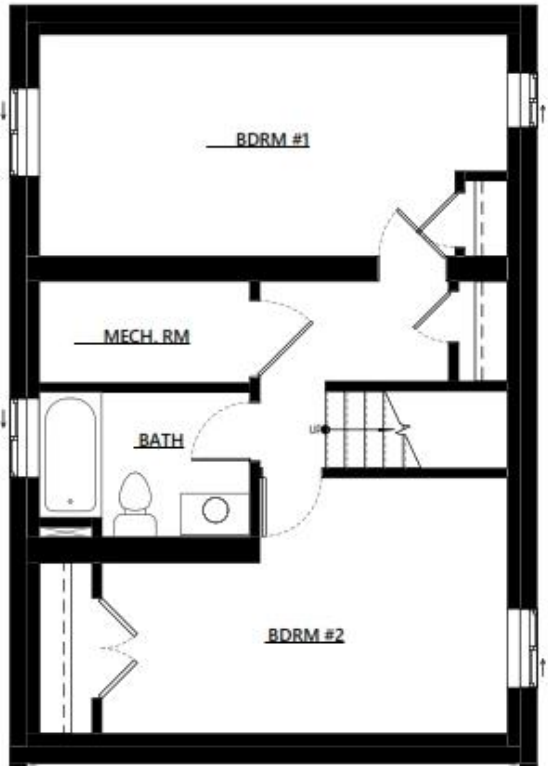
Main Floor

3/16" = 1'-0"



Upper Floor

3/16" = 1'-0"



Lower Floor

3/16" = 1'-0"

BENEFITS

Student Rental Investment Properties

Included in Purchase:

Lease Guarantee

Renovation & Construction Warranty Certificate

Management & Tenants in place

The standard appliance package includes 2 refrigerators, 1 stove, 1 dishwasher, 1 microwave, 1 washing machine and 1 dryer.

Blinds installed on all windows

Hot water heater is owned

Furniture package includes 1 sofa, 1 love seat, 1 coffee table, 1-2 end table, 1 wall mounted TV, 1 dining room table with chairs

FINANCING

Residential Investment Properties

Canadian Imperial Bank of Commerce (CIBC)

3.99%

2 year fixed term

20% down payment

80% LTV

30 year amortization

Financing in place, OAC, for CMK Residential Investment properties through:

Trevor Tolton
Mortgage Advisor
81 Bay Street, Toronto ON M5J 1E6
519-671-7507
trevor.tolton@cibc.com

DISCLOSURES

Student Rental Investment Properties

Property Management:

Single Family: \$195.00 monthly management fee and pay per service. \$85.00 service calls

Duplex: \$295.00 monthly management fee and pay per service. \$85.00 service calls

Quotes will be supplied to Landlords for approval prior to any work being completed.

Rental Commission:

New lease: 75% of 1 month rent + HST

Lease Renewal: \$900.00 + HST

Property taxes reflect an increase of 50% to allow for a possible future tax re-assessment on all cash flow projections.

Deposits for all purchases are held by the Builder/Seller

The enclosed photos are of model homes and do not necessarily portray the final product after construction is complete but are a representation of the quality of finishing details.



LONDON ONTARIO
RESIDENTIAL
INVESTMENT PROPERTIES