

For Your Consideration . . .

Presented by:
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PRUDENTIAL GRAND VALLEY REALTY, BROKERAGE
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87 BRYBECK CR
KITCHENER N2M2C5

List\$ \$599,900
Sold\$



Type: 6 to 11 Units
#Units: 6
#Storeys:
Age/Built: 41 to 60 Years Old
Current Use: Residential
Area: 03 - Kitchener West
Sub-Area: 0323 - Victoria Hills
Near: Westmount
Virtual Tour: http://www.kwpanorama.com/kwreb_details.php?listing_id=460

MLS#: 1014394 MF/Active

Building and Property Details

| | |
|---|--------------------------|
| Exterior: Brick | Heat Source: Natural Gas |
| Roof: Tar and Gravel | Heat System: Hot Water |
| Foundation: Poured Concrete | Water: Municipal |
| Parking: Open | Sewer: Municipal |
| Features: Shared Laundry, Balconies, TV Cable | |

#Inside: #Outside:6

Solid construction sixplex! Can't re-build at list price! Same owner last 35 years-now someone else's chance! Rare opp to own in desirable, stable "urban commuter" demographic just south of prestigious Westmount! Boiler 2001. Generously sized units. Two units freshly painted and carpeted. Exceptional prospect for aggressive operator. Why buy stick building when you can have cement for same price?

Unit Breakdown and Equipment Included

| | | | |
|----------------------------------|---------------------|------------------------------|--------------------|
| Total # Units: 6 | #2-Bedroom Units: 4 | #Units for Students/Roomers: | #Industrial Units: |
| #Bachelor Units: | #3-Bedroom Units: | #Office Units: | #Other Units: |
| #1-Bedroom Units: 2 | #4-Bedroom Units: | #Retail Units: | |
| Tenant Pays: Cable TV | | | |
| Equipment Included: #Fridges - 4 | #Stoves - 6 | #Washers - 1 | #Dryers - 1 |

Financial Information

| | | | |
|---------------|-------------------|---------------------|-----------------|
| Rent Income: | Operating Exp.: | Building Insurance: | Maintenance: |
| Other Income: | Net Income: | Property Taxes: | Wages/Mgmt.: |
| Gross Income: | Info.Year Ending: | Utilities: | Other Expenses: |
| | Info.Is: | Rented Equip.: | |

Additional Property Information

| | |
|---|--------------------------------|
| Legal Description: LOT 2 PLAN 1244 KITCHENER;S/T 376336;KITCHENER | Possession: immed w/tenants |
| Lot Size: 70X147FT | Property Size: Under 1/2 Acre |
| Assessment: Roll# - 301205000932600 | Amount/Year - \$458,000 / 2009 |
| Taxes / Year: \$6,330 / 2009 | Tax Codes: |
| Exclusions: Tenants possessions | Zoning: |
| | L.I. Taxes/Year: |
| Rented Equipment: Rente | Rents Registered: N |
| | Leases: Y |

Survey / Year: N
UFFI: N

Listing Brokerage: PRUDENTIAL GRAND VALLEY REALTY