

Investor Package



154-156 Dagmar Ave

Presented by Colin Zappia
Sutton Group - Ottawa Realty
613-868-3311



your *home* is here.ca

WE KNOW REAL ESTATE.

154-156 Dagmar Ave

MONTHLY REVENUE (RENT ROLL AS OF Oct 2025)

• Unit 1 - 154	\$1,600
• Unit 2 - 154	\$1,390
• Unit 1 - 156	\$1,750
• Unit 2 - 156	\$1,700
• Unit 3 - 156	\$1,750
• Unit 4 - 156	\$1,440
• Laundry Coin Machine	\$50
Monthly	\$9,680
Yearly	\$116,160

Gross Operating Income

\$116,160

EXPENSES

• Water & Sewer	\$3,406.78
• Hydro	\$920.25
• Gas (Enbridge)	\$3,250.75
• Property Tax	\$8,736.88
• Insurance	\$6,706.80
Total Yearly Expenses	\$23,021.96

Net Operating Income

\$93,138

* For 154 Dagmar, unit 1 lease is until March 31, 2027 and unit 2 lease is m2m

** For 156 Dagmar, unit 1 lease - Sept 30, 2026, unit 2 - Nov 30, 2026, unit 3 - May 31, 2027, 4 is m2m

*** Tenants responsible for hydro - landlord pays heat and water



your *home* is here.ca

WE KNOW REAL ESTATE.