

Rare investment opportunity! This is a six-unit townhouse complex with individually titled units, offering high returns and low maintenance costs, located in the Huntington Hills community.

All units are designed as bi-levels, with the exception of Suites 2 and 5, which feature a two-storey layout

Unit	Sq.Ft	Suite Type
1	1,066	3 bedroom
2	1,515	3 bedroom + den
3	1,204	4 bedroom
4	1,203	4 bedroom
5	1,543	3 bedroom + den
6	1,067	3 bedroom

\$1,870,000

CONTACT US PHIL YAN

587-719-7999



phil.fyan@gmail.com (🖂)









- Nine parking stalls
- Spacious 9,058 sq ft lot landscaped with
- well-maintained lawns













 All units equipped with washer and dryer

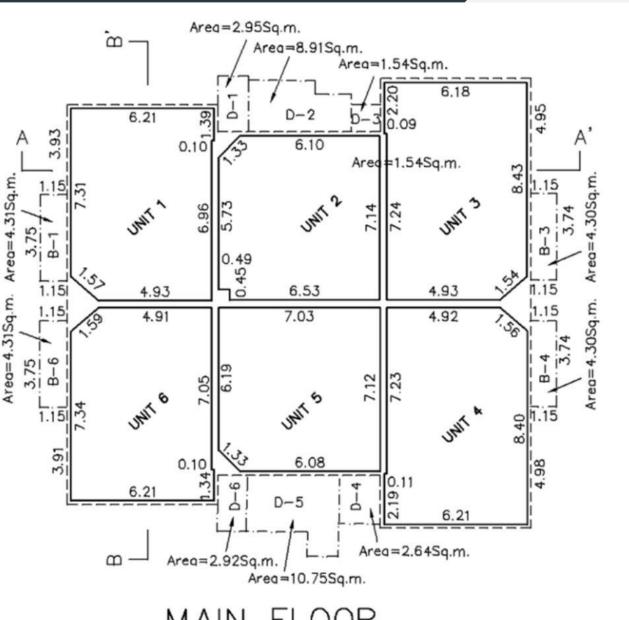


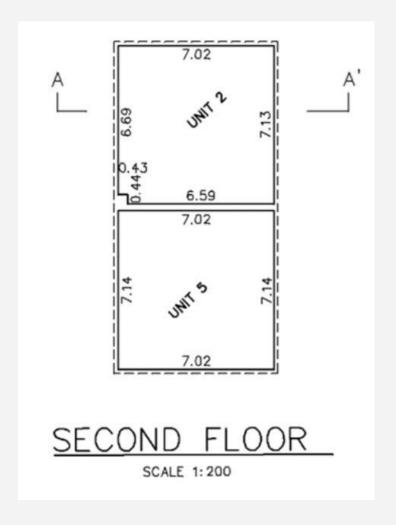
Rental Income				
Units	Туре	Monthly Rent		
UNIT 1	3 BR	\$2,000.00		
UNIT 2	3 BR	\$2,150.00		
UNIT 3	4 BR	\$2,150.00		
UNIT 4	4 BR	\$2,300.00		
UNIT 5	3 BR	\$2,350.00		
UNIT 6	3 BR	\$2,280.00		
Total		\$13,230.00		
		x12		
Annual		\$158,760.00		

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Expenses					
Item	Amount				
2024 Taxes	\$10,426.16				
Utilities	\$13,565.02				
Repairs and Maintenance	\$5,000.00				
Resident Manager	\$6,000.00	Fixed			
Vacancy 2%	\$3,175.20				
Miscellaneous	\$1,000.00				
Total	\$39,166.38				
Net income	\$119,593.62				
CAP RATE	6.40%				

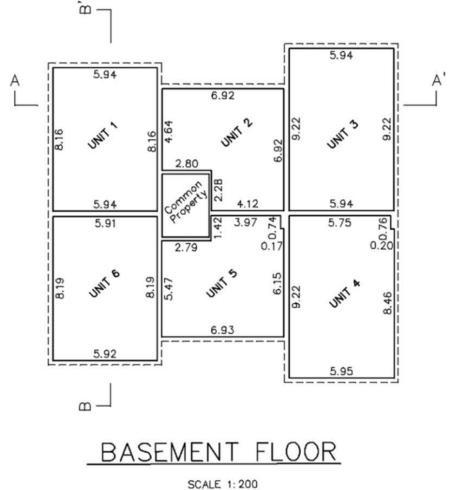




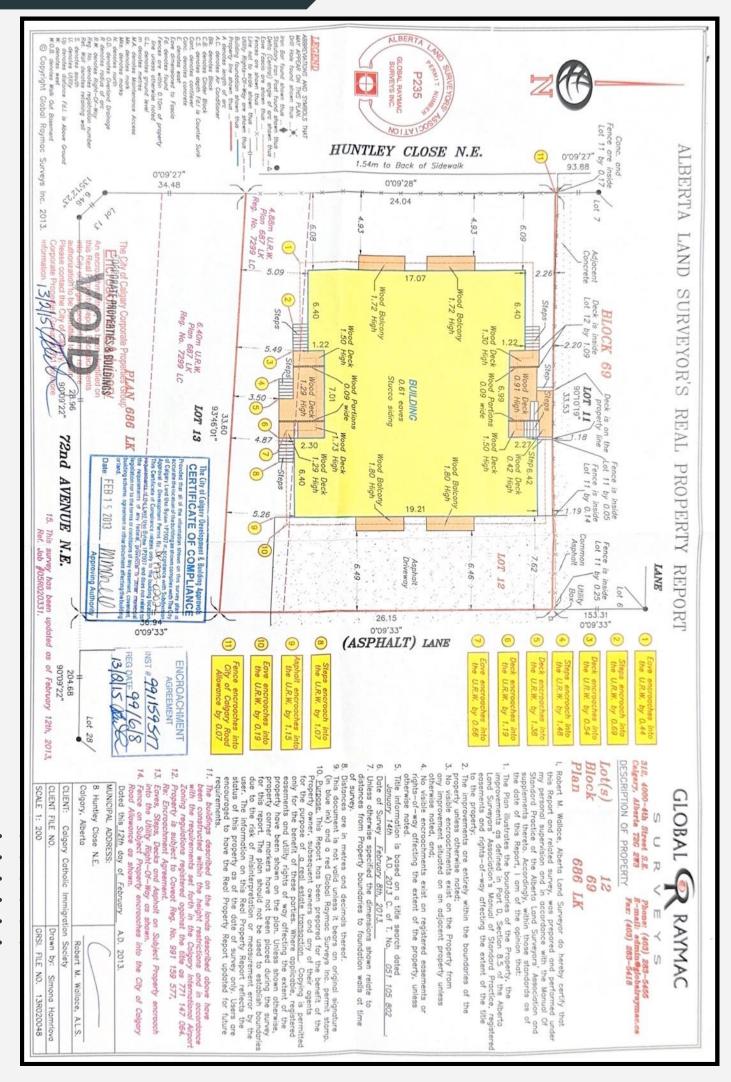


MAIN FLOOR

SCALE 1:200







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