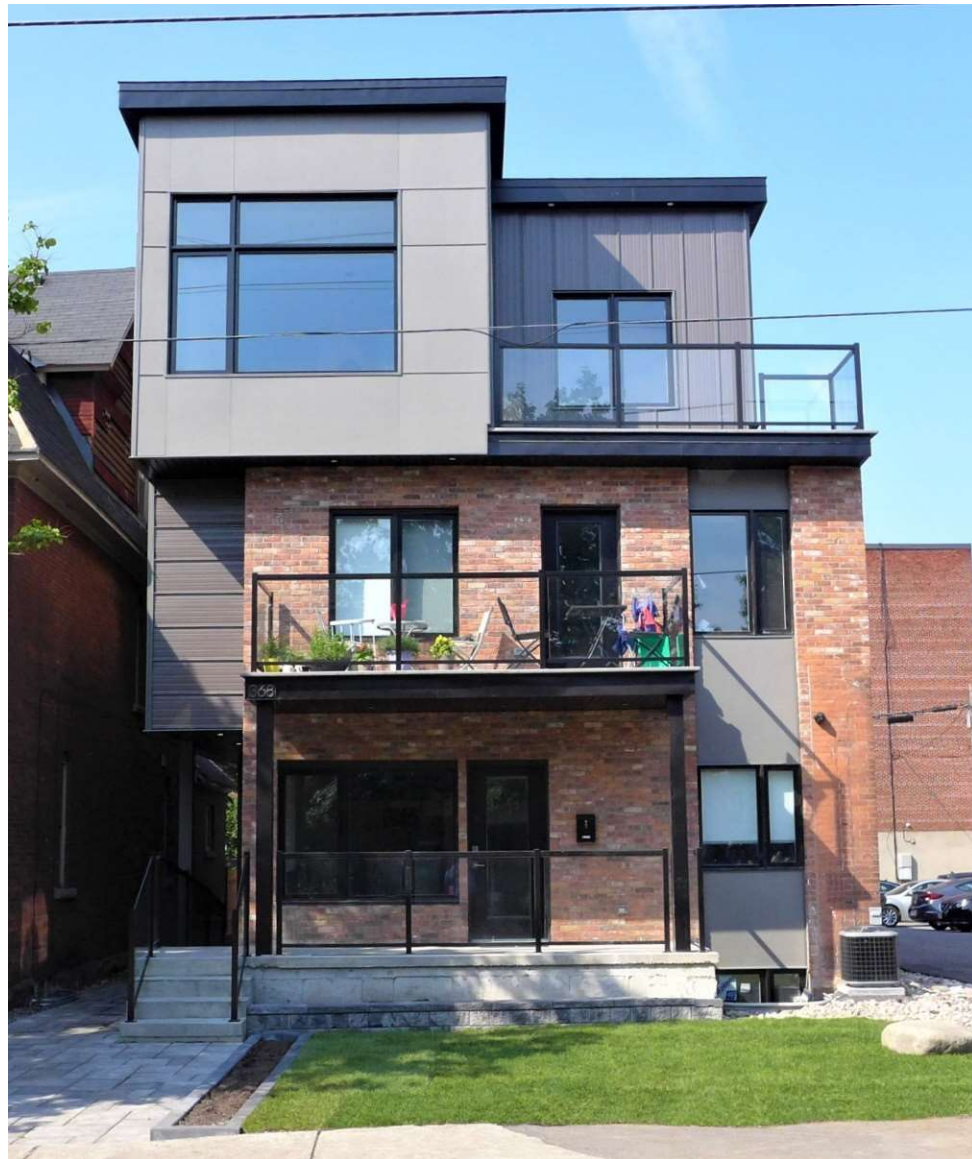


# Investment Opportunity

368 Chapel Street

New Build 7 Unit Apartment



Presented By:

Thom Fountain, Broker

Re/Max Hallmark Realty Group



**RE/MAX**  
HALLMARK REALTY GROUP  
Brokerage, Independently Owned and Operated | RAISING THE BAR

# 368 Chapel Street

## Income and Expenses

### ANNUAL OPERATING INCOME

**Gross Income** **\*\* \$ 215,400**

### ANNUAL OPERATING EXPENSES

Property Taxes (2022)	\$ 28,527
Insurance	5,952
Electricity	1,800
Gas	-----
Wifi	1,356
Water	4,880
Cleaning	4,000
Snow Removal/Grass	1,750

**TOTAL OPERATING EXPENSES** **\$ 48,265**

**NET OPERATING INCOME** **\$ 167,135**

# Rent Rolls

**Unit 1** - \$ 2,600      Lease ends Dec. 31, 2022

**Unit 2** - \$ 2,600      Lease ends July 31, 2022

**Unit 3** - \$ 2,600      Lease ends Apr. 30, 2023

**Unit 4** - \$ 2,750      Lease ends Oct. 31, 2022

**Unit 5** - \$ 2,400      Lease ends July 31, 2023

**Unit 6** - \$ 2,750      Lease ends June 30, 2022

    \*\* \$2,800 July 1, 2022 to June 30, 2023  
        with new Tenants

**Unit 7** - \$ 2,200      Lease ends June 30, 2022

All tenants pay for Enbridge Gas and Ottawa Hydro. The on demand hot water tanks are owned and the Landlord is responsible for paying water/sewer charges, grass, snow, common area cleaning and putting the garbage to the curb. The owners also have WIFI set up for themselves and various cameras on the building for security purposes. The tenants do not have access to the cameras.



# 368 Chapel Street

## Building Details

7 Unit newly built - low rise apartment Building

3 Units (2, 4 & 6) - 3 bedroom, 1.5 baths

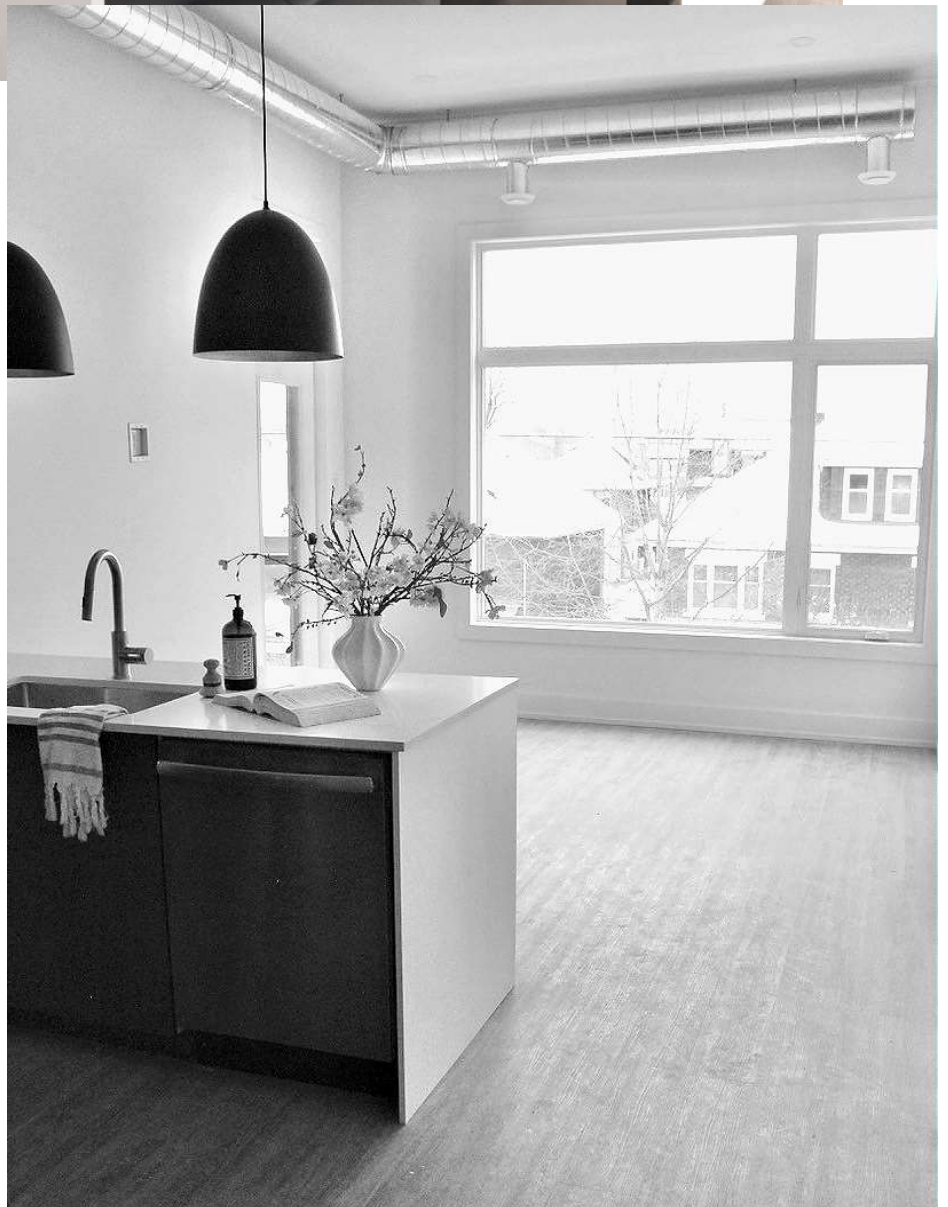
Lower level Unit 7 - 2 bedroom plus den or third Bedroom with 1.5 Baths. (Currently rented as 3 BR)

Unit 1 - 3 bedrooms with 2 - 3 piece baths on 2 floors

Unit 3 - 3 bedrooms and 1 bath

Unit 5 - 2 bedroom, 1 bath with 11 Ft ceiling in main living area along with oversized front facing window.

All units are equipped with Refrigerator, Stove, Microwave/Hood Fan, On demand Hot Water Tank, Stacked washer/dryer and Dishwasher. All units have Central A/C except the basement unit 7. The design includes exposed duct work, quartz counters and stainless steel appliances in the kitchen.



# 368 Chapel Street

## Floor Plans

Unit 1 – 922 Sq Ft + 109 Sq Ft Balcony

Unit 2 – 919 Sq Ft + 30 Sq Ft Balcony

Unit 3 – 726 Sq Ft + 85 Sq Ft Balcony

Unit 4 – 919 Sq Ft + 30 Sq Ft Balcony

Unit 5 – 640 Sq Ft + 78 Sq Ft Balcony

Unit 6 – 919 Sq Ft + 30 Sq Ft Balcony

Unit 7 – 858 Sq Ft Basement - No Balcony

All figures as per Architects renderings. Unit one includes a ramp on side of the walkway for handicap accessibility.

# Inclusions

7 S/S Stoves

7 S/S Refrigerators

7 S/S Forced Air Gas Furnaces

7 White Stackable Washer/Dryers

Door entry system to all apartments

7 On Demand Hot Water Tanks

7 S/S Microwave/Hood Fans

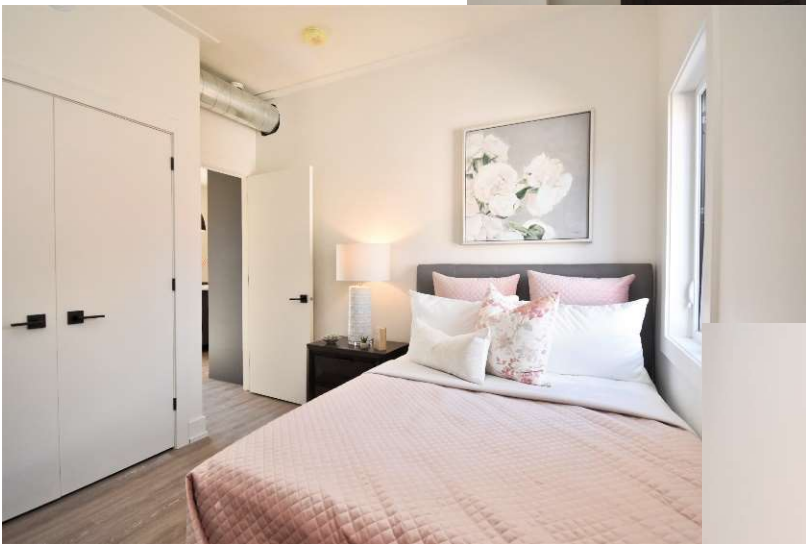
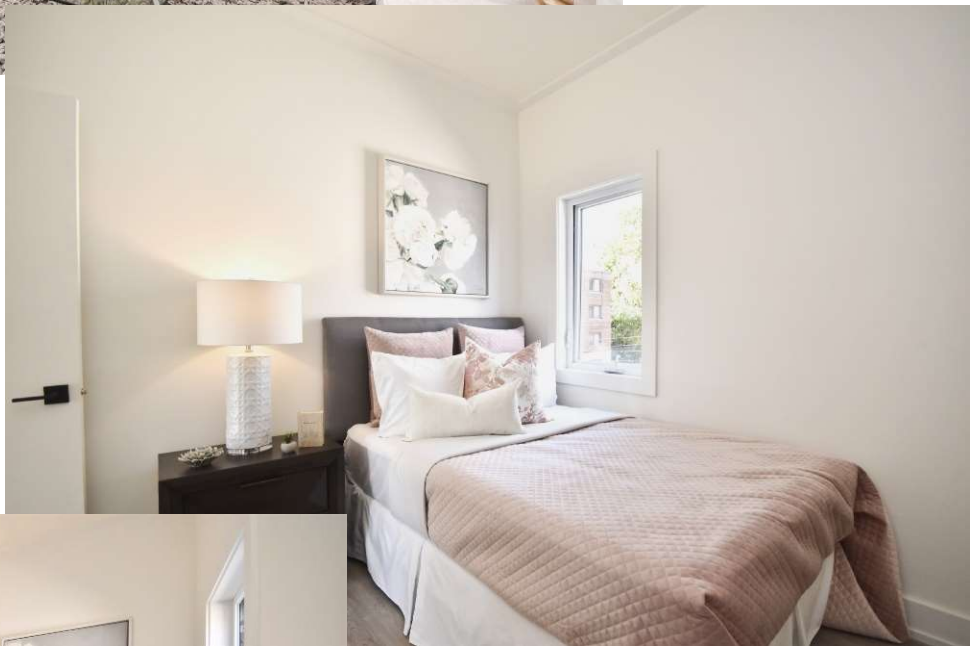
6 Central Air Conditioners

Wifi Based Cameras

7 S/S Dishwashers

Fire Alarm System





# The Construction

## **Owner/Builder**

368 Chapel St. Inc.

## **Project Manager**

Salem Project Management

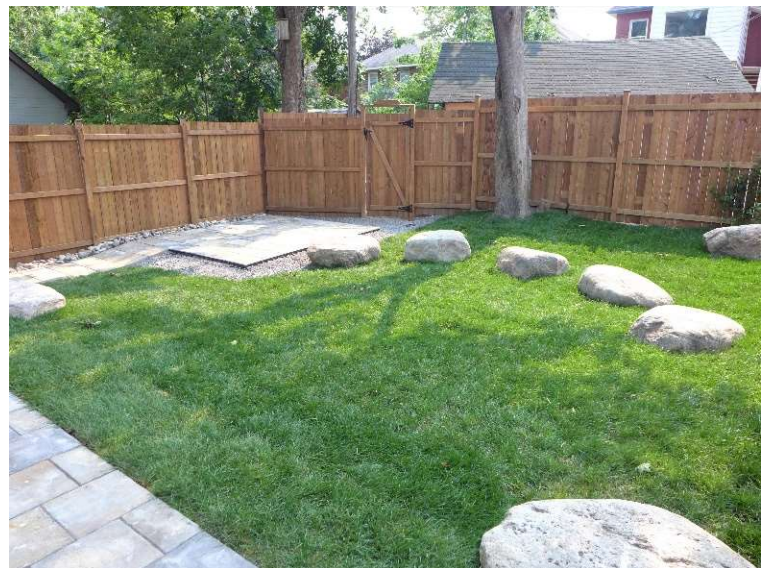
## **Interior**

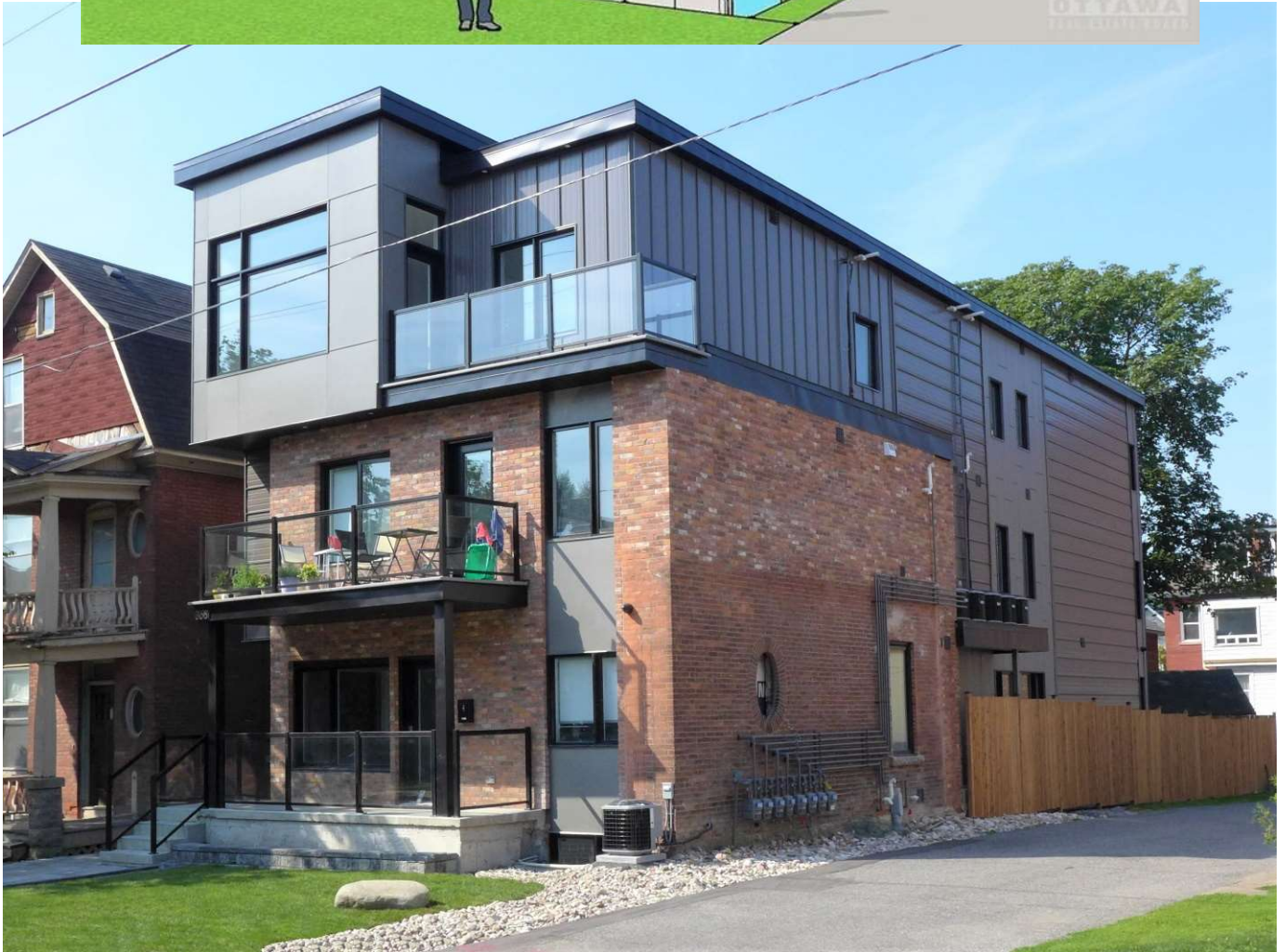
Tanya Collins Design

## **Architect**

Hamel Design and Planning

Included with the sale will be the Survey, construction plans/drawings, warranties, operating manuals and Occupancy Permit.





# Contact

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