

## 233-239 ST. PAUL STREET - PROFIT & LOSS

### GENERAL INFORMATION

Address:	233-239 St. Paul Street	Units:	15
Location:	St. Catharines	Asking Price:	3,999,900
Description:	Mixed-Use Comm/Res		

### UNIT INFORMATION

Unit #	Unit Type	Inclusions	Sqft	Current Rent	
1	Bachelor	None	349	\$1,295	
2	1 Bedroom	None	399	\$1,523	
3	1 Bedroom Loft	None	645	\$1,571	
4	1 Bedroom Loft	None	532	\$1,338	
5	1 Bedroom Loft	None	635	\$1,400	
6	1 Bedroom Loft	None	743	\$1,417	
7	1 Bedroom	None	395	\$1,035	
8	1 Bedroom	None	415	\$1,430	
9	1 Bedroom	None	448	\$1,350	*Vacant (Estimate)
10	1 Bedroom	None	470	\$1,077	
11	1 Bedroom Loft	None	780	\$1,400	
12	1 Bedroom Loft	None	481	\$1,395	*Vacant (Estimate)
13	1 Bedroom	None	413	\$1,300	*Vacant (Estimate)
233	Comm	None	1,450	\$3,301	
237-239	Comm	None	3,000	\$4,600	
			11,155	\$25,432	

### FINANCIALS

Revenue		Yearly	Monthly	
Residential Income		\$210,366	\$17,530	
Commercial Income		\$94,814	\$7,901	
Recoverable Expenses		\$39,535	\$0	
Laundry		\$1,200	\$100	
Vacancy		-\$10,377	-\$865	*3% Revenue
<b>TOTAL REVENUES</b>		<b>\$335,538</b>	<b>\$24,667</b>	
Operating Expenses	Comm	Total	Monthly	
Taxes	\$29,849	\$46,555	\$3,880	
Insurance	\$3,599	\$9,023	\$752	
Gas		\$0	\$0	
Hydro		\$3,193	\$266	
Water & Sewer		\$4,555	\$380	
Repairs & Maintenance		\$9,100	\$758	
Property Management	\$6,087	\$15,259	\$1,272	*5% Revenue
<b>TOTAL EXPENSES</b>	<b>\$39,535</b>	<b>\$87,685</b>	<b>\$7,307</b>	
Net Operating Income		\$247,853		
Asking Price		\$3,999,900		

\* The following information is deemed reliable but not guaranteed. Buyer to complete own due diligence\*