

55 WILLOW STREET PARIS, ON

PRESENTED BY THE BORONDY GROUP



Alexandra Borondy

Sales Representative

RE/MAX ESCARPMENT REALTY INC., BROKERAGE

905.545.1188 | alex@borondygroup.com



BORONDY
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS

55 WILLOW STREET, PARIS ON N3L 2K8

Neighbourhood: Paris, ON

Number of Units: 10
2 Units Have Private Entrances

Unit Mix: 10 - 1 Bedroom, 1 Bath

Parking: 10 Spaces
Laundry: 1 Washer & 1 Dryer

Lot Size: 132.00' x 125.00'

Improvements/Inspections:

Roof - Portion Re-tarred in 2024.
2 Furnaces - 1 for Common Areas, 1 for Unit #102.
2 Hot Water Tanks Owned - 2024
Individual Gas Heating Units. New heater in unit #204.
Annual Fire Inspection Completed - April 2024

Asking Price \$1,600,000

PROPERTY PROFORMA

55 WILLOW STREET, PARIS



55 Willow Street, Paris ASKING PRICE \$1,600,000

10 Apartments located in vibrant Paris neighbourhood with high rental demographic composition and nearby redevelopment. Low Vacancy. All units (excluding #101) pay Hydro separately. Potential to update units and increase rent to market rent as done in units 103, 202 and 203.

UNIT	TYPE	MONTHLY INCOME	ANNUAL INCOME	PROJECTED ANNUAL INCOME
101	1 BDRM	\$857.24	\$10,286.88	\$19,200.00
102	1 BDRM	\$1,329.04	\$15,984.48	\$19,200.00
103	1 BDRM	\$1,600.00	\$19,200.00	\$19,200.00
104	1 BDRM	\$816.41	\$9,796.92	\$19,200.00
105	1 BDRM	\$769.71	\$9,236.52	\$19,200.00
201	1 BDRM	\$795.00	\$9,540.00	\$19,200.00
202	1 BDRM	\$1,600.00	\$19,200.00	\$19,200.00
203	1 BDRM	\$1,600.00	\$19,200.00	\$19,200.00
204	1 BDRM	\$775.32	\$9,303.84	\$19,200.00
205	1 BDRM	\$758.00	\$9,096.00	\$19,200.00
	TOTAL GROSS INCOME	\$11,000.72	\$132,008.64	\$192,000.00

PROPERTY PROFORMA

55 WILLOW STREET, PARIS

ANNUAL FINANCIAL PERFORMANCE

2023 EXPENSES:

Water & Hydro - \$10,536.00
Union Gas - \$8,796.00
Property Insurance - \$3,660.00
Property Taxes - \$11,736.00
Waste Disposal - \$3,624.00
Repairs & Maintenance - \$5,760.00

ADDITIONAL INCOME:

Laundry Income Approx \$100/Month
or \$1,200 Annual

TOTAL OPERATING EXPENSES:
\$44,112.00

CURRENT NET INCOME:
\$89,096.64

PROJECTED NET INCOME:
\$149,088.00

CURRENT CAP RATE:
5.6%

PROJECTED CAP RATE:
9.3%

DEMOGRAPHIC INFORMATION

MARTIAL STATUS

Single - 22%
Married - 55%
Separated/Divorced - 18%
Other - 5%

OWNERSHIP

Owned - 63%
Rented - 37%

**AVERAGE NEIGHBOURHOOD
HOUSEHOLD INCOME - \$77,721**

HIGHEST LEVEL OF EDUCATION

University - 30%
College - 23%
High School - 27%
Other - 20%

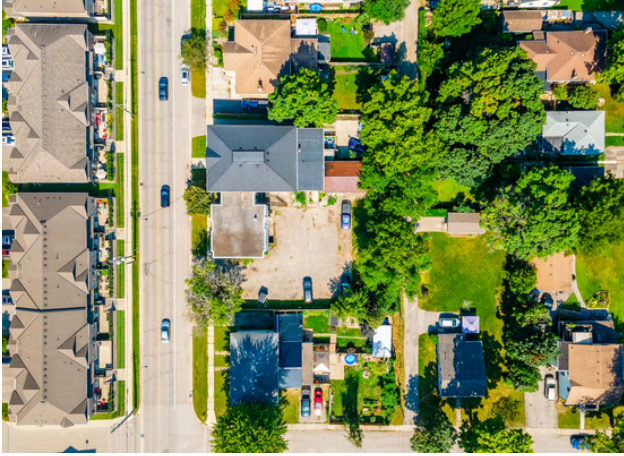
EMPLOYMENT

Employed - 71%
Unemployed - 29%
Top Employment Sectors Include:
Social Science, Government,
Education, Religion, Trades, Transport,
Operators

PROPERTY PHOTOS



PROPERTY PHOTOS



UNIT #103 PHOTOS



UNIT #103 PHOTOS

