



1384-86 KING STREET WEST, TORONTO

ASKING PRICE: \$5,500,000

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CENTURY 21 REGAL REALTY INC. BROKERAGE

1384 / 86 KING STREET WEST

REDEVELOPMENT OPPORTUNITY

LEGAL DESCRIPTION:

LOTS 1-4. 7. REGISTERED PLAN 1263

SITE AREA: 7,558 sq ft (0.17 ac)

IMPROVEMENTS: Well maintained 3-storey apartment building having 18 units

UNIT MIX:

6 x Bachelor

6 x 1-Bedroom

6 x 2-Bedroom

18 Total

PLANNING: Neighbourhoods

ZONING: R- Residential Detached Zone

INCOME REPORT

Unit #	Style of Unit	Monthly Rent
1	1 Bedroom	\$1,329.42
1A	1 Bedroom Jr.	\$983.27
2	1 Bedroom	\$1,136.20
2A	1 Bedroom Jr.	\$866.12
3	2 Bedroom	\$1,217.84
4	2 Bedroom	\$1,725.06
5	2 Bedroom	\$1,469.83
6	2 Bedroom	\$1,141.86
7	1 Bedroom	\$1,742.50
7A	1 Bedroom Jr.	\$1,127.50
8	1 Bedroom	\$1,079.80
8A	1 Bedroom Jr.	\$1,046.52
9	1 Bedroom	\$1,691.25
9A	1 Bedroom Jr.	\$1,178.75
10	1 Bedroom	\$1,405.84
10A	1 Bedroom Jr.	\$1,230.00
11	2 Bedroom	\$2,255.00
12	2 Bedroom	\$1,148.52

EXPENSES

Taxes	\$30,767.70
Insurance	\$11,091.54
Heat	\$25,602.19
Hydro	\$3,296.94
Water	\$10,617.29
Maintenance	\$37,825.62
	<u>\$119,201.28</u>

NOI: \$ 168,902.08