



PROFORMA
406 St. Jean Baptiste
Raymond & Adam Carriere & Associates
987-2100

□1046 St. Mary's Rd
Winnipeg, Manitoba
R2M 5S6
Bus: (204) 987-2100
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Exclusive List Price \$ 294,900.00



INCOME

Main Floor	2 Bed plus 1 bed basement	Potential	
	Vacant on Possession	\$	1,350.00
Upper	1 Bedroom	\$	850.00
	Vacant on Possession		

Includes Utilities

TOTAL MONTHLY INCOME \$ 2,200.00

TOTAL ANNUAL INCOME \$ 26,400.00

EXPENSES

Property Taxes(2010)	\$	2,817.69
Water (Estimate)	\$	700.00
Heat/Hydro (Budget \$ 255/mth)	\$	3,060.00
Insurance (\$90/mth)	\$	1,080.00
TOTAL ANNUAL EXPENSES	\$	7,657.69
NET OPERATING INCOME	\$	<u>18,742.31</u>

* 100 % vacant possession with R2 zoning in place.

* This two storey, 1,320 sq ft duplex is located in a premium rental location of St. Boniface on a 33' x 116' lot with asphalt parking for 3 vehicles.

* Included in purchase price are 2 fridges, 2 stoves, washer, dryer, central a/c, and all blinds & window coverings on-site.

* Full and dry basement 80% finished with access for good living space from main floor suite.

* Multiple upgrades.

* Maintenance free exterior.

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