



□1046 St. Mary's Road  
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**PROFORMA**

871/873 Talbot Avenue  
 Raymond & Adam Carriere & Associates

**List Price \$ 229,900.00**



**Income**

		Actual	Potential
871 Talbot	2 Bedroom plus full basement Tenant pays hydro, month to month tenant	\$ 790.00	\$ 1,000.00
873 Talbot	3 Bedroom Upper Owner Occupied	\$ 1,000.00	\$ 1,000.00
<b>TOTAL MONTHLY INCOME</b>		<b>\$ 1,790.00</b>	<b>\$ 2,000.00</b>
<b>TOTAL ANNUAL INCOME</b>		<b>\$ 21,480.00</b>	<b>\$ 24,000.00</b>

**EXPENSES**

Property Taxes (2010)	\$ 2,782.16	\$ 2,782.16
Gas (2010)	\$ 1,955.00	\$ 1,955.00
Water (Estimate)	\$ 800.00	\$ 800.00
Insurance (2010)	\$ 1,220.00	\$ 1,220.00
TOTAL ANNUAL EXPENSES	\$ 6,757.16	\$ 6,757.16
<b>NET OPERATING INCOME</b>	\$ 14,722.84	\$ 17,242.84

\* 2 storey, 1,570 sq ft duplex on lot 43' x 99' with single garage

\* Purchase price includes 2 fridges, 2 stoves, 1 washer & 1 dryer, 1 dishwasher, and all blinds and window coverings belonging to the building.

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& Associates  
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