

# Vogue Realty Inc.

Real Estate Brokerage  
P O Box 7  
Kenora, On.  
P9N 3X1



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See Also: [www.mls.ca](http://www.mls.ca)

## 3 Seventh Ave. S.

**Offered @ \$109,900.00**

1529 09-08-26 MLS #

### LOT DESCRIPTION

Level 51' x 100.1' lot.  
Walking distance to shopping mall.

**Drive:** Private, gravelled side drive.

**Survey:** Lot Plan, October 15, 1976.

**Zoning:** R-2, Legal Non-Conforming

**Taxes 2009:** \$1,185.66

### IMPROVEMENTS

**Three unit income property.**

Approx 1,196 sq ft (26' x 46')

**Roof:** Note: Spring June/July 2008

New sheeting & shingles,  
soffits & fascia on main part of roof.

**Insulation:** Insulation is presumed fibreglass.

**Exterior:** Wood frame construction.

**Laundry Room:** Main Floor tenant has use of laundry  
room in basement.

\*\*

**Suite 1:** **Main Level:** 3 bdrm, 4 pc. Bath.

New Napoleon (June 2004)  
air-tight, wood burning fireplace.

Private entrance.

Rent \$650.00 per month.

Heat included in rent.

Tenant pays utilities.

100 amp breaker

**Suite 2:** **Second Level:** 2 bdrm (could be 3 bdrm), 4 pc. bath

Rent \$600.00 per month.

Includes heat.

Tenant pays utilities.

60 amp breaker

**Suite 3:** **Third Level:** bachelor suite, 3 pc. bath (shower), sundeck.

3 year tenant.

Rent \$475.00 per month.

Includes utilities and heat.

60 amp breaker.

**Note:** There are no leases in place.

All tenants are month to month.

Seller advises that rent is deposited directly to bank account.



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### CHATTELS

**INCLUDED:** 2- 40 gal. owned electric hot water tanks.  
One is new Nov 2007.  
First floor- stove and fridge.  
Second floor- fridge and stove.  
Third floor- fridge, stove, chesterfield, table & 2 kitchen chairs.

**EXCLUDED:** Rental gas Conversion Burner - \$6.95/month + GST  
Stove and fridge in each unit.

### RENTALS

Conversion Burner @ \$6.95 per month + GST

### SERVICES

**Sewer:** City      **Water:** City  
**Phone/Cable:** Yes/yes  
**Hydro:** Main - 100 amp breaker; separate meter.  
2<sup>nd</sup> - 60 amp breaker; separate meter.  
3<sup>rd</sup> - 60 amp breaker; separate meter.  
**Natural gas:** Yes  
**Heat:** Forced air, natural gas, rented burner

### INSURANCE

2007 = \$2,399.76.  
Insurance from LOW Insurance  
Includes guaranteed income for all 3 suites for one year.

### HOT WATER TANK

Two 40 gal. electric. Owned.

### MORTGAGE

Treat as clear.

### EXTRAS

Seller advises new shingles in June/July 2008.  
New Napoleon air tight wood burning fireplace complete with certified Selkirk Ultra Temp insulated chimney, in main level unit June 2004.  
Second level professionally redecorated Sept -08, New tenant Oct-08

### COMMENTS:

A great location with privacy and close to downtown.

### SHOWINGS:

**Note:** Tenants on main & second floor now pay their own utilities.  
Prefer 24 hr notice, as per Landlord and Tenant Act.

### POSSESSION:

Negotiable, as per Landlord and Tenant Act.

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## INCOME & EXPENSE

<b>Income 2008</b>	- Apt. #1, Main Level	12 x 650.00 = \$7,800.00
	- Apt. #2, Second Level	12 x 600.00 = \$7,200.00
	- Apt. #3, Third Level	12 x 475.00 = \$5,700.00
	<b>TOTAL INCOME</b>	<b>12 x 1,725.00 = \$20,700.00</b>

<b>Expenses 2006</b>	Insurance-	\$2,399.76 (Incl. costly income rider)
	Gas-	\$3,577.00
	Water-	\$1,108.00
	Hydro-	\$2,878.86 (Could be transferred to tenant)
	Taxes 2008-	\$1,132.40
	<b>TOTAL EXPENSE =</b>	<b>\$11,096.02</b>

**Net Income = \$9,603.98 Note:**

**The current Net income will be higher because two of the three tenants now pay there own hydro.**

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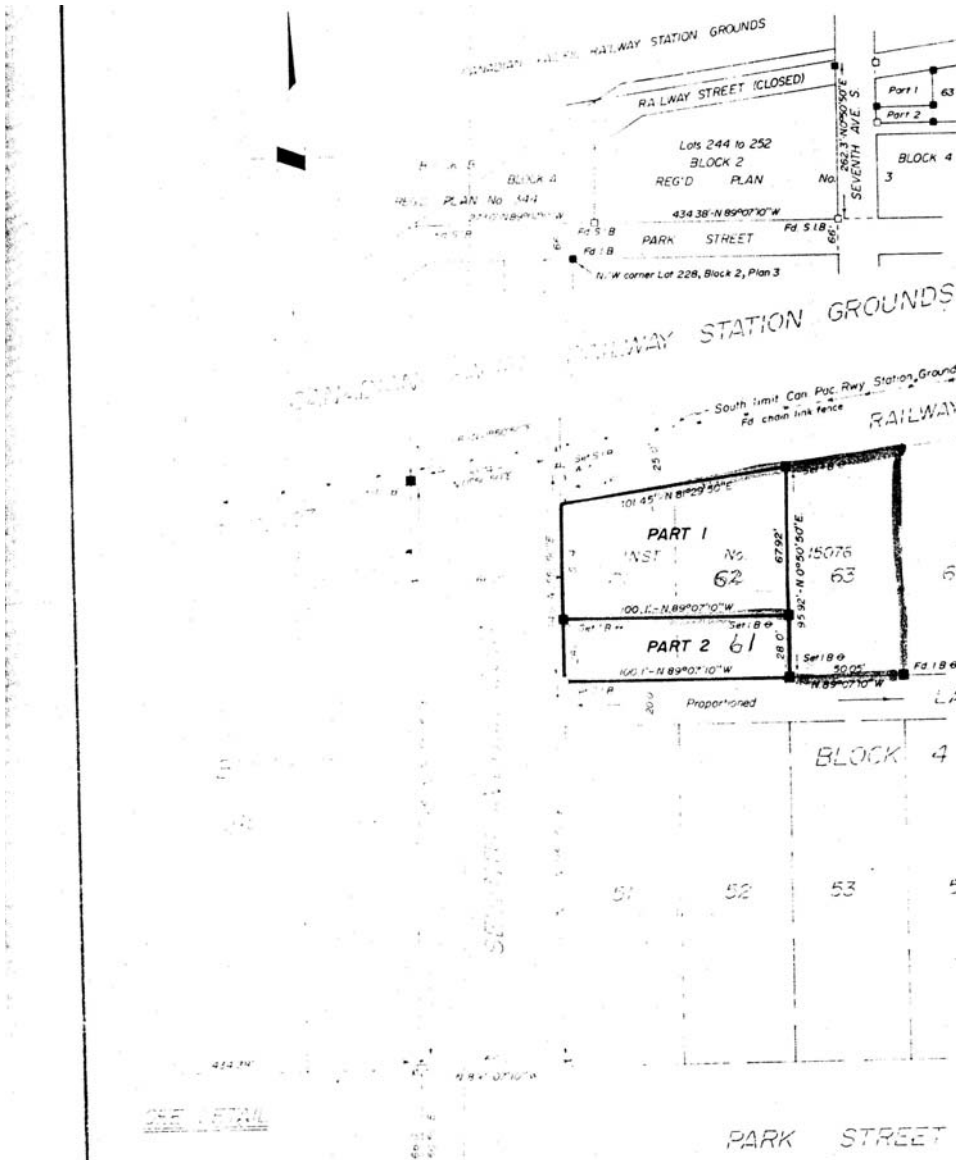


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