

Vogue Realty Inc.

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



Tel: (807) 468-3326
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 Internet: www.vogurealty.ca
 See Also: www.mls.ca

1312 Pine Portage Road (Draft)

Offered @ \$190,000.00

1556 080512 MLS #

LOT DESCRIPTION:

Survey: Irregular shaped lot.
 Ftge 81.54 ft; North 101.70 ft;
 Back East 71.25 ft; South 57.89 ft

Zoning: Was R-3, new official plan re-zoned to R-1
 Letter from city on file allowing use of property.

Drive: Front gravel- 4 plus cars.

Garage: None

Taxes 2007: \$1,459.95

Ftge Chge: None- to be verified by Buyer prior to closing.

IMPROVEMENTS: 30 x 60 = 1,800 sq ft per level.
 Four units, 2 bedrooms each.

EXTERIOR: Stucco & scratch coat.
 Seller will finish stucco prior to closing.
 Concrete slab, no basement

CHATTELS INCLUDED: To be supplied by Seller

EXCLUDED: To be supplied by Seller

RENTALS EXCLUDED: Gas hot water tank.

HOT WATER TANK: One gas rented; One electric owned.

SERVICES: **Sewer:** City, **Water:** City
Phone/Cable: Yes/Yes **Hydro:** 200 amp main, with 4 - 60 amp breaker panels.
Nat Gas: Yes.

HEAT: Gas boiler, approximately 4 years old.

MORTGAGE: Treat as clear.

EXTRAS: S

COMMENTS: S

SHOWINGS: Prefer 24 hr notice. **POSSESSION:** Negotiable.



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Income

<u>Unit</u>	<u>Monthly</u>	<u>Yearly</u>
One- Lower North	\$500.00	\$6,000.00
Two- Upper North	\$640.00	\$7,680.00
Three- Upper South	\$650.00	\$7,800.00
Four - Lower South	<u>\$650.00</u>	<u>\$7,800.00</u>
Total	\$2,440.00	\$29,280.00

Expenses

Taxes -2007	\$1,459.95
Natural Gas- includes GST	\$2,576.76
Hot water tank rental	\$172.24
Electricity - includes GST	\$2,914.28
Sewer & water- includes GST	\$1,232.56
Johnson Waste Management	\$550.84
Insurance	<u>\$1,644.84</u>
Total Expenses	\$10,551.47
Net before Taxes	<u>\$18,728.53</u>

Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**

