

# 452 Markham St

## Financials

### Income

Basement	1 bed / 1 bath		\$1,825.00	15th Jan 2020 to 15th January 2021
Main Floor + 2 bed on 2nd Floor	2 bed / 2 bath		\$3,750.00	*Owner occupied* Proposed rental
2nd Floor	Studio / 1 bath		\$1,900.00	1st February 2020 to May 31st 2021
3rd Floor	3 bed / 1 bath		\$3,500.00	1 yr lease is Nov 1 2019 - Nov 1 2020
		<b>Monthly</b>	<b>\$10,975.00</b>	
		<b>Gross Annual Income</b>	<b>\$131,700.00</b>	

### 2020 Expenses

Property taxes			\$8,408.00	
Hydro			\$2,231.53	
Gas			\$2,069.00	
Water / Sewer			\$1,234.00	
Insurance			\$2,850.12	2019-2020
		<b>Annual</b>	<b>\$16,792.65</b>	
		<b>Net Annual Income</b>	<b>\$114,907.35</b>	



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