



\$1,790,000

239-247 Rue Beaudoin
Montréal (Le Sud-Ouest)
H4C 2Y3

Region Montréal
Neighbourhood Saint-Henri
Near Sainte-Émilie
Body of Water

| | | | |
|-------------------------------|------------------|---------------------------------|-------------------------|
| Property Type | 8Plex | Year Built | 1910 |
| Property Use | Residential only | Lot Assessment | \$449,300 |
| Building Type | Attached | Building Assessment | \$1,642,600 |
| Total Number of Floors | 4 | Total Assessment | \$2,091,900 (85.57%) |
| Building Size | 41 X 47.9 ft | Expected Delivery Date | |
| Living Area | 7,440 sqft | Reposess./Judicial auth. | No |
| Building Area | 1,607 sqft | Trade possible | |
| Lot Size | 48 X ft irr | Certificate of Location | Yes (2002) |
| Lot Area | 4,417 sqft | File Number | |
| Cadastre | 1573328 | Occupancy | According to the leases |
| Zoning | Residential | Deed of Sale Signature | 30 days PP Accepted |

Monthly Revenues (residential) - 8 unit(s)

| | | | | |
|------------------------------|-----|------------------------------|---------|--------------------------|
| Apt. No. | 239 | End of Lease | Vacant | Included in Lease |
| No. of Rooms | 4 | Monthly Rent | | |
| No. of Bedrooms (al2) | | Rental Value | \$1,300 | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| Level | Room | Size | Floor Covering | Additional Information |
|-------|-------------|-----------------|----------------|------------------------|
| GF | Living room | 14.10 X 16.2 ft | Wood | |
| GF | Kitchen | 10.5 X 8.7 ft | Ceramic | |
| GF | Bedroom | 9.10 X 11.3 ft | Wood | |
| GF | Bedroom | 7.11 X 11.3 ft | Wood | |
| GF | Bathroom | 7.7 X 7.9 ft | Ceramic | |

| | | | | |
|------------------------------|-----|------------------------------|------------|--------------------------|
| Apt. No. | 245 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 4 | Monthly Rent | \$1,300 | |
| No. of Bedrooms (al2) | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|------------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 241-1 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 5 | Monthly Rent | \$965 | |
| No. of Bedrooms (al3) | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|------------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 241-2 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 4 | Monthly Rent | \$1,200 | |
| No. of Bedrooms (al2) | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|-----------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 243-1 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 5 | Monthly Rent | \$875 | |
| No. of Bedrooms (al3 | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|-----------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 243-2 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 4 | Monthly Rent | \$620 | |
| No. of Bedrooms (al2 | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|-----------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 247-1 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 5 | Monthly Rent | \$1,400 | |
| No. of Bedrooms (al3 | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | Yes | No. of Parking Spaces | | |

| | | | | |
|-----------------------------|-------|------------------------------|------------|--------------------------|
| Apt. No. | 247-2 | End of Lease | 2024-06-30 | Included in Lease |
| No. of Rooms | 4 | Monthly Rent | \$679 | |
| No. of Bedrooms (al2 | | Rental Value | | Excluded in Lease |
| No. Bath/PR | 1+0 | Features | | |
| Washer/Dryer (inst.) | | No. of Parking Spaces | | |

Annual Potential Gross Revenue \$100,068 (2023-10-29)

Features

| | | | |
|-------------------------------------|--------------------------|--------------------------------|--|
| Sewage System | Municipality | Loading Platform | |
| Water Supply | Municipality | Rented Equip. (monthly) | |
| Foundation | | Renovations | |
| Roofing | Elastomeric membrane | Pool | |
| Siding | Brick | Parkg (total) | |
| Dividing Floor | Wood | Driveway | |
| Windows | | Garage | |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Electric baseboard units | Topography | |
| Floor Covering | Ceramic, Wood | Distinctive Features | |
| Basement | | Water (access) | |
| Bathroom | | View | |
| Washer/Dryer (installation) | | Proximity | Bicycle path, Daycare centre, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University |
| Fireplace-Stove | | Environmental Study | |
| Kitchen Cabinets | Melamine | Energy efficiency | |
| Property/Unit Amenity | | Occupancy | |
| Building Amenity | Laundry room | | |
| Mobility impaired accessible | | | |

Inclusions

Appliances included in the leases if applicable.

Exclusions

Appliances and furniture belonging to tenants.

Remarks

8Plex located near the Atwater market, shops on Notre-Dame Street and canal Lachine. Heating, electricity and hot water are paid by the tenants. Potential to increase the rents. Great opportunity!

Addendum

8Plex located in a prime location in St-Henri near the Atwater market, shops on Notre-Dame Street and bike path of the Lachine Canal.

The costs of heating, electricity and hot water are the responsibility of the tenants.

5 renovated apartments.

Washer/dryer outlets in all units.

Elastomer roof (2013).

Potential to increase current rents to maximize return.

4-storey building (rare in the area)

Huge backyard.

The interior photos are those of unit #239.

The living area was obtained from the city of Montreal.

Great opportunity.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-82192

Mortgage Loan

| Creditor | Balance | As Of | % Rate | Term | Amort. | Maturity Date | Payment |
|----------------------------------|---------|-------|--------|------|--------|---------------|---------|
| Caisse Desjardins Saint-Henri | | | | | | | |

Owner

Patrice Kwemo (F)
8819 Beyries
Lasalle MONTRÉAL H8P 2S9

Representative

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Listing Broker(s)

IMM AGENCE IMMOBILIÈRE
Real Estate Agency
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Robert-Charles Ferland, E.A.
Certified Residential and Commercial Real Estate Broker AEO
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Compensation sharing

| | |
|----------------------------|------------|
| Sale | 2% |
| Date of Contract Signature | 2023-10-25 |
| Expiration Date | 2024-05-31 |

Broker's Declaration

| | |
|-------------------------|-----------------------------|
| Contract-Sale | No |
| Listing on the Internet | 01935 |
| Last Price | Yes |
| | \$1,790,000 (2024-02-19) |

Appointment Info**Previous Price**

\$1,999,000

Original Price

\$2,099,000

Info Selling Broker

Visit of all units after acceptance of an offer to purchase . A new certificate of location has been ordered.

Financial Summary

239-247 Rue Beaudoin Montréal (Le Sud-Ouest) H4C 2Y3

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|--|---|--|-------------|-----------|------------|--|-----------------|--|-------|--|--------------|------------------|----------------------------------|--|-------------|--|------------|--|-----------------|--|-------|--|--------------|--|--------------------------------|--|--|------------------|---------------------------|--|----------------------|----------|-------------------|---------|--------------------|--|--------------|--|-----------|--|----------------------|--|----------------------|--|--------------|--|-------------|--|-----------|---------|------------|--|----------------|--|--------------------|--|--------------|--|-------------|--|--------------------|--|-----------------|--|---------------------------|--|---------|--|------|--|-------------|--|----------|--|----------------------|--|--------------|-----------------|------------------------------|-----------------|--|--------------------|--|-------------|---------------|-----|---|-----|---|--------------|----------|-------------------|--|-------------|---------------|---------------|--|-------------|---------------|-------|--|-------------------------|--------------------|----------------|-----------|----------------|----------|---|------|-----------------------|----|
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Potential Gross Revenue (2023-10-29)</td> </tr> <tr> <td>Residential</td> <td style="text-align: right;">\$100,068</td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$100,068</td> </tr> <tr> <td colspan="2">Vacancy Rate and Bad Debt</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> <tr> <td colspan="2">Effective Gross Revenue</td> </tr> <tr> <td></td> <td style="text-align: right;">\$100,068</td> </tr> <tr> <td colspan="2">Operating Expenses</td> </tr> <tr> <td>Municipal Tax (2023)</td> <td style="text-align: right;">\$12,251</td> </tr> <tr> <td>School Tax (2023)</td> <td style="text-align: right;">\$1,590</td> </tr> <tr> <td>Infrastructure Tax</td> <td></td> </tr> <tr> <td>Business Tax</td> <td></td> </tr> <tr> <td>Water Tax</td> <td></td> </tr> <tr> <td>Energy - Electricity</td> <td></td> </tr> <tr> <td>Energy - Heating oil</td> <td></td> </tr> <tr> <td>Energy - Gas</td> <td></td> </tr> <tr> <td>Elevator(s)</td> <td></td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">\$5,900</td> </tr> <tr> <td>Cable (TV)</td> <td></td> </tr> <tr> <td>Superintendent</td> <td></td> </tr> <tr> <td>Sanitary Container</td> <td></td> </tr> <tr> <td>Snow Removal</td> <td></td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>Equipment (Rental)</td> <td></td> </tr> <tr> <td>Common Expenses</td> <td></td> </tr> <tr> <td>Management/Administration</td> <td></td> </tr> <tr> <td>Garbage</td> <td></td> </tr> <tr> <td>Lawn</td> <td></td> </tr> <tr> <td>Advertising</td> <td></td> </tr> <tr> <td>Security</td> <td></td> </tr> <tr> <td>Recovery of expenses</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$19,741</td> </tr> <tr> <td>Net Operating Revenue</td> <td style="text-align: right;">\$80,327</td> </tr> </table> | Potential Gross Revenue (2023-10-29) | | Residential | \$100,068 | Commercial | | Parking/Garages | | Other | | Total | \$100,068 | Vacancy Rate and Bad Debt | | Residential | | Commercial | | Parking/Garages | | Other | | Total | | Effective Gross Revenue | | | \$100,068 | Operating Expenses | | Municipal Tax (2023) | \$12,251 | School Tax (2023) | \$1,590 | Infrastructure Tax | | Business Tax | | Water Tax | | Energy - Electricity | | Energy - Heating oil | | Energy - Gas | | Elevator(s) | | Insurance | \$5,900 | Cable (TV) | | Superintendent | | Sanitary Container | | Snow Removal | | Maintenance | | Equipment (Rental) | | Common Expenses | | Management/Administration | | Garbage | | Lawn | | Advertising | | Security | | Recovery of expenses | | Total | \$19,741 | Net Operating Revenue | \$80,327 | <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Residential</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td>4 ½</td> <td style="text-align: right;">5</td> </tr> <tr> <td>5 ½</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">8</td> </tr> <tr> <td colspan="2">Commercial</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td colspan="2">Others</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td>Gross Income Multiplier</td> <td style="text-align: right;">17.89²</td> </tr> <tr> <td>Price per door</td> <td style="text-align: right;">\$223 750</td> </tr> <tr> <td>Price per room</td> <td style="text-align: right;">\$51 143</td> </tr> <tr> <td>Coefficient comparison of number of rooms</td> <td style="text-align: right;">4.38</td> </tr> <tr> <td>Total number of rooms</td> <td style="text-align: right;">35</td> </tr> </table> | Residential | | Type | Number | 4 ½ | 5 | 5 ½ | 3 | Total | 8 | Commercial | | Type | Number | Others | | Type | Number | <hr/> | | Gross Income Multiplier | 17.89 ² | Price per door | \$223 750 | Price per room | \$51 143 | Coefficient comparison of number of rooms | 4.38 | Total number of rooms | 35 |
| Potential Gross Revenue (2023-10-29) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential | \$100,068 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parking/Garages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | \$100,068 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vacancy Rate and Bad Debt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parking/Garages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Gross Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | \$100,068 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating Expenses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Municipal Tax (2023) | \$12,251 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School Tax (2023) | \$1,590 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Infrastructure Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Business Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy - Electricity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy - Heating oil | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy - Gas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Elevator(s) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insurance | \$5,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cable (TV) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Superintendent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary Container | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Snow Removal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maintenance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Equipment (Rental) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Expenses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Management/Administration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garbage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lawn | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Advertising | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recovery of expenses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | \$19,741 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Operating Revenue | \$80,327 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 ½ | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 ½ | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Income Multiplier | 17.89 ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Price per door | \$223 750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Price per room | \$51 143 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient comparison of number of rooms | 4.38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total number of rooms | 35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

² Revenue is not 100% effective