



140 JONES AVE, TORONTO, ON  
2 UNIT PROPERTY  
Listed at \$1,049,000

AS AN OWNER OCCUPIED PROPERTY\*\*:

Based on a list price of \$1,049,000 and a minimum down payment of 20% or \$209,800, the mortgage will be \$839,200. Using today's 5 Year Fixed Rate Mortgage at 4.29% and a 30 year amortization that is a monthly mortgage payment of \$4,129.

Living in the top floor owner's suite and renting out the bottom unit will deliver you an additional \$2,350 (based on previous rents) month in rental income (all-inclusive).

The mortgage payment is again based on a list price of \$1,049,000 and a minimum down payment of 20% or \$209,800, the mortgage will be \$839,000. Using today's 5 Year Fixed Rate Mortgage at 4.29% and a 30 year amortization that is a monthly mortgage payment of \$4,129.

MONTHLY EXPENSE	AMOUNT
Mortgage payment	\$4,129
Property Tax	\$364
Home Insurance	\$200
Enbridge Gas	\$97
Hydro	\$140
City of Toronto Utilities	\$115
Total monthly expenses	\$5,045

Consequently, your total monthly carrying costs would be \$2,695 NET after factoring in the rent.

In order to qualify for a mortgage with 20% down and factoring in the rental income in the calculations) you would require an annual income of approx.. \$150,000 with no debts to qualify for this mortgage as an owner occupied property \*\*SUBJECT TO QUALIFICATION



AS A STAND ALONE INVESTMENT PROPERTY\*\*:

Based on a list price of \$1,049,000 and a minimum down payment of 20% or \$209,800, the mortgage will be \$839,200. Using today's 5 Year Fixed Rate Mortgage at 4.29% and a 30 year amortization that is a monthly mortgage payment of \$4,129.

TOP UNIT APARTMENT \$2,300/month (all-inclusive - based on former rent)

BOTTOM UNIT APARTMENT \$2350/month (all-inclusive - based on former rent)

TOTAL ESTIMATED RENTAL INCOME PER MONTH \$4,650/month (all-inclusive)

The total gross annual income is \$55,800 and the total expenses are \$10,992 (insurance, taxes, utilities and property taxes – 19.60% of gross annual income) giving a net operating income (NOI) of \$44,808 and an achievable cap rate of 4.27% at a purchase price of \$1,049,000.

With the owner responsible for the following expenses:

MONTHLY EXPENSE	AMOUNT
Property Tax	\$364
Home Insurance	\$200
Enbridge Gas	\$97
Hydro	\$140
City of Toronto Utilities	\$115
Total monthly expenses	\$916 + Mortgage payment

\*\*The Seller, Listing Agents, their Brokerage and the Mortgage Agent/Brokerage do not represent and warrant the accuracy of the information provided. The information provided is for reference purposes only and should not in any way be construed as factual or expert advice. The reader should do their own due diligence and seek third party expert advice. Amounts used for Revenue and Expense calculations are approximate values. Each mortgage is subject to qualification and approval.

THE SELLER DOES NOT WARRANT the retrofit status of the subject property and the Buyer further acknowledges that the Seller, Listing Salesperson and Brokerage are making no representations or warranties in this regard.