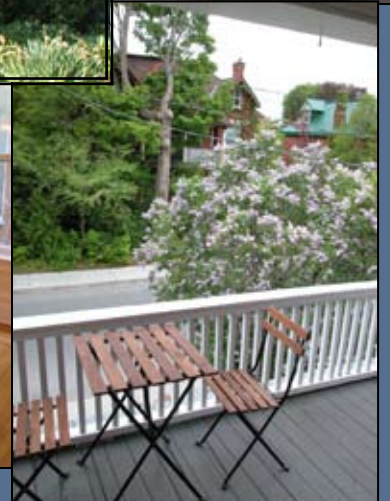
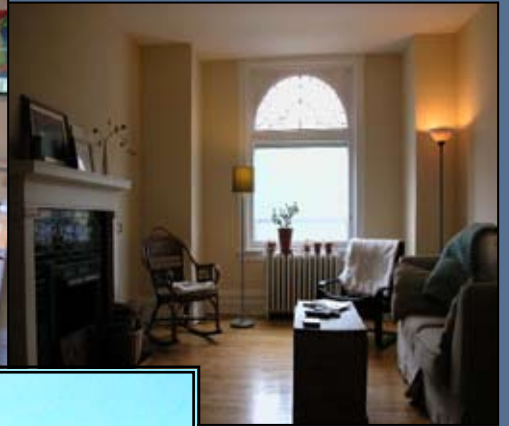




NANCY BENSON PRESENTS...
Sales Representative

103-105 STRATHCONA AVENUE "THE GLEBE"




KELLER WILLIAMS
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103-105 STRATHCONA AVENUE

\$679,000

In the beautiful community of "the Glebe," this handsome brick property is surrounded by beautiful mature trees and perennial gardens, with the Canal nearby and Strathcona Park just a short stroll away. This convenient location makes it ideal for attracting rental clientele.

This triplex is spectacularly maintained, with its solid stone foundation and handsome red brick with period style accent facia. Excellent main floor owner live-in with a private entrance. One unit per floor offers privacy to tenants and owner alike. With modern kitchens, updated bathrooms and beautiful hardwood floors, the other units are easily rented.

UNIQUE FEATURES OF THIS PROPERTY

- Just a short stroll to the shops of the Glebe with its many scrumptious Restaurants, Boutiques, convenience stores and coffee shops
- Elegant wood burning fireplaces in two of the units
- Handsome clay brick exterior
- Beautiful hardwood floors in most rooms of all units
- Updated kitchen and bathrooms
- Traditional mouldings, wide baseboards and trim
- Heritage cornices
- Double car garage and paved driveway serve as parking for all tenants

RECENT UPDATES INCLUDED

- Units 103 and 2-105 painted
- Front deck painted
- Replacement of doors at entrance to 103, 105 and basement to aluminium
- Water service replacement - to eliminate lead piping to house
- New flooring in kitchen and bathroom of Unit 2
- Paved driveway in back of house to create parking space
- Re-point stone foundation
- Re-roof flat roofs with membrane, new shingles on roof
- Breaker panels for Units 1 and 2 less than 5 years old
- Landscaped exterior of house to improve drainage
- Landscaped front yard to create garden space

PROPERTY DETAILS

Legal Description:	Plan 58775 Part Lots 38, 39 Strathcona North
Lot Size:	47.50 feet x 96.17 feet
Survey:	1984 - On file
Parking:	Double car garage with driveway
Heating:	Hot water, Gas
Inclusions:	4 Fridges, 3 Stoves, Washer & Dryer
Exclusions:	All items belonging to tenants
Rental:	3 Hot water tanks
Possession:	As per tenancy

The enclosed information is believed to be accurate, but it is not warranted

103-105 STRATHCONA AVENUE

“THE GLEBE”

ANNUAL 2007 OPERATING INCOME AND EXPENSES

Income	Expense
Apartment # 1	Property Tax (2007):
\$18,000. ⁰⁰	\$7,182. ¹¹
Apartment # 2	Building Insurance:
\$14,436. ⁰⁰	\$1,780. ⁹²
Apartment # 3	Water/Sewer Charges:
\$11,400. ⁰⁰	\$1,045. ⁹⁷
Gross Income:	Heating:
\$43,836. ⁰⁰	\$2,643. ⁰⁹
Less Vac/Bad Debt (2%):	Gas:
\$876. ⁷²	\$431. ⁵²
Effective Rental Income:	Hydro:
\$42,959. ²⁸	\$971. ⁸⁵
Net Operating Income (NOI):	Maintenance (5%):
\$26,441. ³²	\$2,200. ⁰⁰
	Snow Removal:
	\$262. ⁵⁰
	Total Operating Expenses:
	\$16,517. ⁹⁶
	Operating Expense Ratio:
	38.5%
	CAP Rate:
	3.9%
	Net Income Multiplier:
	25.7

Apt.	Occupancy (Leases)	Current Rent	With Rental Increases (%)	Projected Rental Amount	Heat	Hydro	Gas (for HWT)	Parking
1	Vacant, was Owner Occupied	\$1500.00 (expected)	2008 1.4	\$1521.00	Landlord	Tenant	Tenant	Incl.
2	Month to Month	\$1203.00	2004 2.9 2005 1.5 2006 2.1 2007 2.6 2008 1.4	\$1334.62	Landlord	Tenant	Tenant	Incl.
3	Month to Month	\$950.00	2007 2.6 2008 1.4	\$988.35	Landlord	Tenant	Tenant	Incl.
		Current Income	43,836.00	Projected Income	46,127.64			



APARTMENT 1

Hallway:	Built-in cabinet and drawer system	Bedroom/Office:	Hardwood floors, single closet with shelving
Living Room: 16'4" x 13'2"	Hardwood floors, wood fireplace, overhead lighting	Dining Room: 14'4" x 13'5"	Hardwood floors, overhead lighting
Bathroom:	3-piece, peel-stick floor, short tub and shower, tiled enclosure	Kitchen: 16' x 8'8"	Hardwood floors, resurfaced, lighting over sink, track lighting, tiled backsplash, single sink, stove, pantry, fridge
Bedroom: 12'1" x 8'8"	Hardwood floors, overhead lighting, walk-in closet, built-in shelving	Bedroom: 12'1" x 11'6"	Hardwood floors, extra-deep double clothes closet

The enclosed information is believed to be accurate, but it is not warranted

103-105 STRATHCONA AVENUE

\$679,000



APARTMENT 2

Living Room: 17' x 12' ⁵ "	Hardwood floors, small fireplace, 2 built-ins with leaded glass store cabinets	Dining Room: 12' ¹ " x 10' ⁸ "	Hardwood floors, overhead lighting, dumbwaiter removed
Reading/Separate Toilet: 4' ⁶ " x 4' ³ "	Sheet floor	Bathroom: 9' ⁵ " x 5' ⁷ "	Sheet floor, pot lighting, vanity, bar lighting
Kitchen: 17' x 9' ⁶ "	Sheet floor, track lighting, stove, fridge, painted cabinets, single sink, preparation area, lights over sink, eat-in area, glass transoms in doorways	Bedroom: 12' ¹⁰ " x 9' ² "	Hardwood floors, two double clothes closets with mirrored doors
Master Bedroom: 13' ³ " x 12' ² "	Hardwood floors, walk-in closet, door to balcony	Balcony: 13' ³ " x 5' ⁹ "	Facing south, wood with railing



APARTMENT 3

Hallway:	Hardwood floors, walk-in guest closet	Living/Dining Room: 14' ⁴ " x 9' ⁹ "	Hardwood floors
Kitchen:	Hardwood floors, eat-in area, track lighting, stove, fridge, painted cabinets, single sink, closet pantry	Bedroom: 11' ⁹ " x 9' ⁹ "	Hardwood floors, dormer
Bathroom: 9' ⁷ " x 8' ⁸ "	3-piece, ceramic tiled floor		

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