

3821 Sophia Street

Lot Size: 34.9' X 66' / 2303 Sq/Ft

Zoning: RS-7

Interior Sq/Ft: 2349 S.F.

- Energy efficient windows and new trim.
- Freshly painted cedar shake exterior
- New rear decks and entry way for each level
- New perimeter drainage system, gutters & sewer connection.
- New Landscaping with outdoor space for each suite.
- 1 blk to Main St., across from Livingstone Elementary & Prince Edward Park
- Roof & Hot Water Tank approx. 10 years old, Forced Air Gas Furnace approx. 12 years old
- 125 Amp for Main & Upper, 40 Amp for Basement

Easily converted back into a family home with rental income, garden level suite.

Top Floor

- 731s.f. 1 Bedrooms, 4 piece Bath, Kitchen, Washer & Dryer, Loft with Skylight for multi use
- Granite Counter tops, renovated bathroom,
- Large S/W facing Deck off of Kitchen, Fir Floors, ample storage.

Main Floor

- 897s.f. 2 Bedrooms, 3 piece Bath, Kitchen, Mud Room, Washer/Dryer & Dishwasher
- Large Covered Front Porch & Storage Space.
- Renovated kitchen, Fir Floors, large bright Rooms

Garden Level

- 721s.f. 2 Bedrooms, Kitchen, Living Room, 4 piece bath, patio,
- Storage Space, lovely Garden Patio

Assignment of Rents (Leases are month to month, all good Tenants, would like to stay)

Garden Level, 2 Bed:	(721s.f.)	\$ 830.00/Month
Main Floor, 2 Bed:	(897s.f.)	\$1450.00/Month
Top Floor, 1 Bed :	(731s.f.)	\$1150.00/Month
Total Monthly Rental Income:		\$3430.00/Month (all inclusive)

Annual Income:	\$41,160
Annual Expenses:	\$ 5,460 (approx. Hydro \$420 & Gas \$1658, 2009 Prop. Tax \$3,382)
Net Income:	\$ 35,700 Cap Rate: 4.01%

