

175 Stewart St, Peterborough

7.5 Bd | 2 Ba | Duplex | 36'x68'



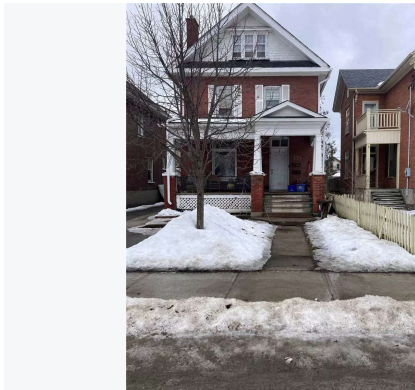
List Price: \$699,900

Offer Price: \$699,900

Days on Market (DOM): 17 days

MLS# X59

Listed by REALTY EXECUTIVES ASSOCIATES LTD., BROKERAGE



Pro Forma Snapshot	
Monthly Rent	\$6,950 (Est.)
Gross Yield	11.68% (Est.)
Cap Rate	10.36% (Est.)
IRR (5 Year)	14.60% (Est.)

Review Score	
Financials	5.0
Neighbourhood	5.0
Property	5.0
Overall	5.0

DESCRIPTION

175 Stewart St Is Currently Listed As A Single Family Residential With Auxiliary Apartment. The Current Owner Is Renting Each Of The Rooms Individually. A List Of Income And Expenses Will Be Available Upon Request.

Listed at	\$699,900	Property Type	Detached
Bedrooms	7.5	Bathrooms	2
Kitchens	2	Parking Spaces	2
Parking Type	Detached	Lot Size	36' x 68'
Basement	Apartment	Heating	Forced Air
Cooling	None	Ownership	Freehold
MLS#	X5932795	Data Source	TRREB
Listing Brokerage	REALTY EXECUTIVES ASSOCIATES LTD., BROKERAGE		

NOTES

Add Note

No notes yet.

FUNNEL

Current Status	Price	Disqualified On	Disqualified Reason	First Added	Added By
Disqualified	\$699,900	2023-02-28	Location	2023-02-28	Ethan Farbridge

LISTING HISTORY

Current MLS Status Active

Event	Price	Event Date	Effective Date
New Listing	\$699,900	2023-02-27	2023-02-27

KEY FINANCIAL ASSUMPTIONS

List Price	\$699,900
Base Case - Purchase Price (Assumption)	\$699,900
Base Case - Purchase Price (Assumption) Premium / (Discount) to List Price	\$0
Predicted Purchase Price	NO
Max Bid - Purchase Price (Assumption)	NO

Chart Settings

Amount

Incre

Show Cap Rate Chart

YES

Show 5-Year Annualized Total Return (%) Chart

NO

Monthly Income

\$6,950

Base Case - Purchase Price (Assumption)

\$699,900

Cap Rate

Total Rental Income Monthly (X-Axis) vs. Purchase Price (Assumption) (Y-Axis)

	\$6,750	\$6,800	\$6,850	\$6,900	\$6,950	\$7,000	\$7,050	\$7,100	\$7,150
\$659,900	10.63%	10.72%	10.81%	10.90%	10.99%	11.08%	11.17%	11.25%	11.34%
\$669,900	10.47%	10.56%	10.65%	10.74%	10.82%	10.91%	11.00%	11.09%	11.17%
\$679,900	10.32%	10.40%	10.49%	10.58%	10.66%	10.75%	10.84%	10.92%	11.01%
\$689,900	10.17%	10.25%	10.34%	10.42%	10.51%	10.59%	10.68%	10.77%	10.85%
\$699,900	10.02%	10.11%	10.19%	10.28%	10.36%	10.44%	10.53%	10.61%	10.70%
\$709,900	9.88%	9.97%	10.05%	10.13%	10.21%	10.30%	10.38%	10.46%	10.54%
\$719,900	9.75%	9.83%	9.91%	9.99%	10.07%	10.15%	10.24%	10.32%	10.40%
\$729,900	9.61%	9.69%	9.77%	9.85%	9.93%	10.01%	10.09%	10.18%	10.26%
\$739,900	9.48%	9.56%	9.64%	9.72%	9.80%	9.88%	9.96%	10.04%	10.12%



Total Uses of Funds

Eligible

Am

Base Case - Purchase Price (Assumption)						\$6
Land Transfer Tax						\$
Less: First-Time Home Buyer Incentive						
Legal Fees, Title, Closing and Disbursements						
Inspections & Appraisals						
Financing Costs						
Leasing Costs						
Other						
Other						
Other						
Other						
Other						
Immediate Repairs / Renovations						
Capital Schedule - Total including Tax						

Total Uses of Funds

\$7

Total Sources of Funds

Mortgage Type

Rate

Amort.

LTV

Am

1st Mortgage	Principal and Interest	0.00%	0	0%	
2nd Mortgage	Principal and Interest	0.00%	0	0%	
3rd Mortgage	Principal and Interest	0.00%	0	0%	
Total Mortgage Financing					
Equity Investment - Deposit				0.0%	
Equity Investment - Remaining					\$7
Total Equity Required to Purchase					
\$7					

Total Sources of Funds

\$7

Rental Income

Description

Beds

Charts

Rate

Monthly

Am

Rental Income	Unit 1	4.0	Show		\$4,500	\$
Rental Income	Unit 2	3.0			\$2,450	\$
Rental Income	Unit 3	N/A			\$0	
Rental Income	Unit 4	N/A			\$0	
Rental Income	Unit 5	N/A			\$0	
Rental Income	Unit 6	N/A			\$0	
Garage Income					\$0	
Parking Income					\$0	
Laundry Income					\$0	
Other Income					\$0	
Subtotal Rental Income					\$6,950	\$
Vacancy & Bad Debt Allowance				2.0%	-\$139	-
Total Rental Income					\$6,811	\$

Operating Expenses

Who Pays

% Price

% Income

Monthly

Am

Property Management	Landlord	0.00%	0.00%		\$0
Property Taxes	Landlord	0.54%	4.61%		\$314
Gas	Tenant	0.18%	1.54%		\$105
Electricity	Tenant	0.27%	2.28%		\$155
Water / Sewer / Garbage	Tenant	0.27%	2.28%		\$155
Other Utilities	Landlord	0.00%	0.00%		\$0
Other Utilities	Landlord	0.00%	0.00%		\$0
Other Utilities	Landlord	0.00%	0.00%		\$0
Utilities (Subtotal Landlord)					\$0
Landlord Insurance	Landlord	0.30%	2.57%		\$175
Tenant Insurance	Tenant	0.00%	0.00%		\$0
Condo / HOA Fees	Landlord	0.00%	0.00%		\$0
Rental Pool Management	Landlord	0.00%	0.00%		\$0
Repairs and Maintenance	Landlord	0.48%	4.11%		\$280
Snow Removal	Landlord	0.00%	0.00%		\$0
Lawn Maintenance	Landlord	0.00%	0.00%		\$0
Cable / Internet	Landlord	0.00%	0.00%		\$0
HVAC Equipment Rental	Landlord	0.00%	0.00%		\$0
Other Operating Expenses	Landlord	0.00%	0.00%		\$0
Other Operating Expenses (Subtotal Landlord)					\$0
Total Landlord Expenses					1.32%
Total Tenant Expenses					11.29%





Total Operating Expenses

\$1,184

\$

Net Operating Income (For Landlord)

% Income

Monthly

Ann

Total Rental Income

\$6,811

\$

Total Operating Expenses (Landlord Pays Only)

11.29%

\$769

\$

Net Operating Income (NOI) ¹

88.71%

\$6,042

\$

Income/Yield Summary

Monthly

Ann

Total Rental Income

\$6,811

\$

Gross Yield ²

:

Net Operating Income ¹

\$6,042

\$

Cap Rate ³

:

Net Operating Income (NOI) ¹

\$6,042

\$

Less: Capital Expenditure Reserve

\$200

\$

Less: Total Debt Service (Interest & Principal)

\$0

\$

Levered Pre-Tax Cash Flow ⁴

\$5,842

\$

Levered Pre-Tax Cash Flow Yield ⁴

Total Return Summary *

Charts

Rate

1 Year

5

Rental Income Growth (Assumption per Annum)

5.0%

Expenditure Growth (Assumption per Annum)

2.5%

Home Price Appreciation (Assumption per Annum)

Show

7.5%

Levered Pre-Tax Cash Flow ⁴

\$70,107

\$

Mortgage Principal Paydown

\$0

\$

Home Price Appreciation

\$52,493

\$

Total Holding Period Return (\$)

\$122,599

\$

Annualized Total Return (%)

17.22%

%

* Calculations are pre-tax and pre-selling expenses



STATISTICS

Unfortunately this Location and Property Type combination isn't supported.

Settings

Resale

Prices

Sales/New

Volumes

Days on Market

SP/LP

Dollar Volumes

List vs. Sold

Days Until...

CREA

Rental

Prices

Distribution

CMHC

PHOTOS





- Settings
- Resale
- Prices
- Sales/New
- Volumes
- Days on Market
- SP/LP
- Dollar Volumes
- List vs. Sold
- Days Until...
- CREA
- Rental
- Prices
- Distribution
- CMHC

Net Operating Income (NOI) ¹

Net Operating Income (NOI) is a calculation used to analyze the property-level profitability of income-generating real estate investments. NOI equals all revenue from the property, minus all reasonably operating expenses required to earn such revenue and paid by the Landlord.

Cap Rate ²

Cap rate is used in the world of income producing real estate to indicate the rate of return, before operating expenses, that is expected to be generated on a real estate investment property. This measure is based on the total revenue (or gross income) which the property is expected to generate and is calculated by dividing total rental income by property asset value (or purchase price) and is expressed as a percentage.

Capitalization Rate ³

Capitalization Rate (also known as Cap Rate) is used in the world of income producing real estate to indicate the rate of return that is expected to be generated on a real estate investment property. It is computed based on the net income which the property is expected to generate and is calculated by dividing net operating income by property asset value (or purchase price) and is expressed as a percentage.

While a cap rate can be useful for quickly comparing the relative value of similar real estate investments in the market, it should not be used as the sole indicator of an investment's strength because it does not take into account leverage, the time value of money, and future cash flows from capital improvements, among other factors.

Levered Pre-Tax Cash Flow & Levered Pre-Tax Cash Flow Yield ⁴

Levered Pre-Tax Cash Flow is utilized to indicate the profitability that is expected to be generated on a real estate investment property inclusive of the benefits of leverage but before estimating taxes. This measure is computed based on the total Net Operating Income which the property is expected to generate, less anticipated total debt service (i.e. mortgage payments), and future cash flows from capital improvements.

Levered Pre-Tax Cash Flow Yield represents the Levered Pre-Tax Cash Flow (as defined above) of a real estate investment divided by Total Equity Required to Purchase such property and is expressed as a percentage. Also referred to as a "Cash-on-Cash Return", this ratio compares the cash flow after mortgage payments anticipated from an investment property over a specified time horizon (such as annually), to the total cash invested in such property.

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