

## 48 DELAWARE AVE

### GOLDEN TRIANGLE

**2023 Property Tax Amount:** \$12,205.98

**Approximate Monthly Utilities:** ENBRIDGE: \$500/M | HYDRO: \$100/M | WATER & SEWER: \$300/M

**2024 Insurance:** \$4,576 + HST

**Snow Removal 23/24 Season:** \$991.63 (using Sky High Enterprise)

### LEASE INFO:

#### CURRENT RENTAL INFO:

Unit 1: \$2,950/M

- Tenant pays electricity
- One parking spot included
- Lease commencement: 2023/04/01
- 1-year term

Unit 2: \$2,300/M

- Tenant pays electricity
- One parking spot included
- Lease commencement: 2022/07/01
- Month to Month

Unit 3: \$1,850/M

- Tenant pays electricity
- Lease commencement: 2022/09/01
- Month to Month

Basement Unit: \$1,950/M

- Tenant pays electricity
- Lease commencement: 2023/08/01
- 1 year term

### UPGRADES:

#### BUILDING INFO:

- 1 Gas Meter
- Boiler System
- 4 Hot Water Tanks: Owned
- 4 Hydro Meters
- 4 Electrical Panels

#### EXTERIOR UPGRADES:

- Windows (except for unit 2)
- Siding on back addition 2023
- Flat roof 2023
- Back deck 2023

#### INTERIOR UPGRADES IN UNIT(S) 1,3 &

#### BASEMENT:

- Kitchen renovation + new appliances
- Stone countertops
- Flooring
- Bathroom renovation with walk-in shower(s)
- Interior paint

