

UPGRADES & FINANCIALS



49 JEROME STREET

CURRENT RENT

MAIN FLOOR

\$3,200, plus hydro, (3 bedroom, 928 Sqft) - no parking

SECOND FLOOR

\$2,200 (\$400 rent reduction for maintenance/access), plus hydro, (3 bedroom, 867 Sqft) - 1 parking spot.

THIRD FLOOR

Currently vacant, was used for personal use, plus hydro, (market rent approx \$1,600+), (1 bedroom, 752 sqft), 1 parking spot

BASEMENT

\$1,793, increase to \$1,838 for 1 November (1 bedroom, 686 Sqft) - no parking

TOTAL RENT: \$110,856 plus

ANNUAL EXPENSES (2023)

- Gas (heat) \$4,687
- Waste and water \$2,424
- Hydro (basement unit and common areas) \$1,368
- Property taxes \$9,268

IMPROVEMENTS

- Basement was underpinned in 2002 (by previous owners)
- Full electrical upgrade Jan 2013
- Roof- 2019
- Most recent survey- March 2022
- Front porch/balcony re-built- 2022
- Other general updates: common areas, apartment updates
- Architectural drawings from 2022 for third floor expansion/ addition will be made available to the buyer



PAVLENA BROWN

Managing Partner at Nestled
Sales Representative

416.909.1602
pavlena@getnested.ca



KATHY ESSERY

Managing Partner at Nestled
Sales Representative

647.927.6812
kathy@getnested.ca

SAGE REAL ESTATE LTD., BROKERAGE / 639 Annette Street — In the ♥ of Bloor West Village

SAGE

Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. Designed and printed by Sage Real Estate. SageRealEstate.ca