

**RENTAL PROPERTY FINANCIALS**  
**19 Grange Ave and 12 Orphanage Mews**

**One  
Group.**

**Apartment Information**

| <b>Unit - Floor</b>  | <b>Building</b> | <b>Type of Unit</b> | <b>Rent Control?</b> | <b>Term Start</b> | <b>Term Expiry</b> |
|----------------------|-----------------|---------------------|----------------------|-------------------|--------------------|
| A - Basement         | Main            | 2 Bedroom           | Yes                  | 01-Nov-23         | 31-Oct-24          |
| B - Main Floor       | Main            | 2 Bedroom           | Yes                  | 13-Oct-21         | MTM                |
| C - 2nd, 3rd Floors  | Main            | 3 Bedroom           | Yes                  | 15-Oct-21         | MTM                |
| D - Main, 2nd Floors | Laneway         | 3 Bedroom           | No, post 2018        | 01-Aug-23         | 31-Jul-24          |
| E - Basement         | Laneway         | 1 Bedroom           | No, post 2018        | 15-Nov-23         | 14-Nov-24          |

**Stabilized Expected Gross Income**

| <b>Source</b>                       | <b>Sq. Ft.</b> | <b>Monthly</b>  | <b>Annual</b>    | <b>% of EGI</b> |
|-------------------------------------|----------------|-----------------|------------------|-----------------|
| Unit A Rent                         | 968            | \$2,400         | \$28,800         | 13.84%          |
| Unit B Rent                         | 861            | \$3,390         | \$40,680         | 19.54%          |
| Unit C Rent                         | 1,371          | \$5,005         | \$60,060         | 28.86%          |
| Unit D Rent                         | 1,086          | \$4,345         | \$52,140         | 25.05%          |
| Unit E Rent                         | 477            | \$1,858         | \$22,296         | 10.71%          |
| Laneway Utility Recovery-Hydro, Gas | n/a            | \$275           | \$3,300          | 1.59%           |
| Utility Recovery-Water              | n/a            | \$71            | \$852            | 0.41%           |
| <b>TOTAL</b>                        | <b>4,763</b>   | <b>\$17,344</b> | <b>\$208,128</b> | <b>100.00%</b>  |

**Estimated/Forecasted Expenses for 2024**

| <b>Expenses</b>          | <b>Monthly</b>  | <b>Per Unit/Annum</b> | <b>% of EGI</b> |
|--------------------------|-----------------|-----------------------|-----------------|
| Cleaning of Common Areas | \$2,726         | \$545                 | 1.31%           |
| Fire Monitoring          | \$1,492         | \$298                 | 0.72%           |
| Insurance                | \$5,250         | \$1,050               | 2.52%           |
| Labour                   | \$2,712         | \$542                 | 1.30%           |
| Management Fee           | \$1,356         | \$271                 | 0.65%           |
| Property Taxes           | \$9,807         | \$1,961               | 4.71%           |
| Repairs and Maintenance  | \$5,000         | \$1,000               | 2.40%           |
| Utilities - Garbage      | \$385           | \$77                  | 0.18%           |
| Utilities - Hydro        | \$2,712         | \$542                 | 1.30%           |
| Utilities - Natural Gas  | \$1,695         | \$339                 | 0.81%           |
| Utilities - Water        | \$850           | \$170                 | 0.41%           |
| <b>TOTAL</b>             | <b>\$33,984</b> | <b>\$6,797</b>        | <b>16.33%</b>   |

**NET OPERATING INCOME**

**\$174,144.00**

**83.67%**