FOR SALE

51 Stanley Street, Kingston, ON

16 UNIT APARTMENT BUILDING

KEY FEATURES

- High demand rental location in close proximity to Queen's University, Princess Street, Hospitals and Memorial Centre. Area served by several schools including a new elementary school and a new secondary school currently under construction.
- Approximately $126,820 in annual NOI with rental upside.
- Strong suite mix, efficient unit layouts and solid tenant profile.
- Ability to sub-metre hydro with tenant turnover to reduce operating expenses.
- New roof in 2017.

ASKING PRICE
$2,025,000

Providing Solutions

David Worsley
Sales Representative
Direct: 613-453-5436
dworsley@rtcr.com

Robin Cameron
Sales Representative
Direct: 613-777-6161
rcameron@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
Phone: 613-384-1997
www.rtcr.com

Rogers & Trainor
Commercial Realty Inc.
Brokerage

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR SALE

51 Stanley Street, Kingston, ON

FULL INVESTMENT FINANCIALS

Gross Rental Income	$168,486.00
Solar Panel Income (13 Years Left on Contract)	$11,000.00
Laundry Income	$2,688.00
Total Gross Income	**$182,174.00**
Total Annual Expenses	**$55,354.60**
Net Income	**$126,819.40**
Asking Price	**$2,025,000.00**

Full rent roll and breakdown of expenses on the next page.

Providing Solutions

David Worsley
Sales Representative
Direct: 613-453-5436
dworsley@rtcr.com

Robin Cameron
Sales Representative
Direct: 613-777-6161
rcameron@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
Phone: 613-384-1997
www.rtcr.com

Rogers & Trainor
Commercial Realty Inc.
Brokerage

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR SALE

51 Stanley Street, Kingston, ON

RENT ROLL & EXPENSES

RENT ROLL

UNIT	SUITE TYPE	MONTHLY RENT	ANNUAL RENT	MOVE IN DATE	HYDRO PAID BY
1	1B	$812.00	$9,744.00	Dec-15	Owner
2	1B	$875.00	$10,500.00	Apr-13	Owner
3	2B	$888.12	$10,657.44	Mar-16	Owner
4	2B	$837.37	$10,048.44	Feb-17	Tenant
5	1B	$925.00	$11,100.00	Sep-17	Tenant
6	1B	$839.40	$10,072.80	Apr-11	Owner
7	2B	$890.75	$10,689.00	May-17	Tenant
8	2B	$888.12	$10,657.44	Jan-17	Tenant
9	1B	$751.10	$9,013.20	Aug-00	Owner
10	1B	$1,015.00	$12,180.00	Apr-16	Owner
11	2B	$812.00	$9,744.00	Mar-13	Owner
12	2B	$890.74	$10,688.88	Apr-17	Tenant
14	1B	$862.75	$10,353.00	Aug-15	Tenant
15	1B	$850.00	$10,200.00	Sep-17	Tenant
16	2B	$938.87	$11,266.44	Jun-15	Owner
17	2B	$964.25	$11,571.00	May-16	Owner
TOTAL	**16 UNITS**	**$13,076.22**	**$168,485.64**		

OPERATING EXPENSES

EXPENSE	COMMENTS	MONTHLY COST	ANNUAL COST	NOTES
Property Taxes	2018 Property Taxes	$2,397.67	$28,772.06	
Building Insurance	Insurer: McDougall Upper Canada		$4,363.00	
Utilities	Based on Most Recent 12 Months	$1,851,.63	$22,219.54	Includes all utilities for entire building except hydro for units: 4, 5, 7, 8, 12, 14 & 15
TOTAL		**$4,249.30**	**$55,354.60**	

Providing Solutions

David Worsley
Sales Representative
Direct: 613-453-5436
dworsley@rtcr.com

Robin Cameron
Sales Representative
Direct: 613-777-6161
rcameron@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
Phone: 613-384-1997
www.rtcr.com

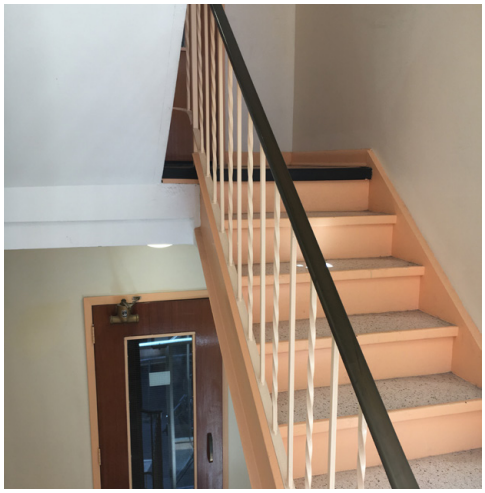
Rogers & Trainor
Commercial Realty Inc.
Brokerage

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR SALE

51 Stanley Street, Kingston, ON

PHOTOGRAPHS



All information provided is deemed reliable but is not guaranteed and should be independently verified.