

Bimman

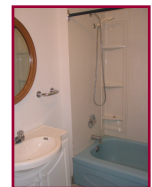
Real Estate Advisor and Broker

PLAN ON SPENDING \$1...

... ON MAINTENANCE THIS YEAR, BECAUSE:

Fully updated throughout:

- Exterior fully re-tucked
- Legal Fourplex plus Studio
 - ⇒ Studio measures 973 sq. ft. with ceilings to 15'.
Three piece bathroom
- Full Safety update
- Full plumbing update (1.5" copper piping)
- Full electrical update
- Separate tenant meters
- Well appointed suites
- Laundry;
- Outside storage



Gross Projected Income in 2004:

Apt 1	mo/mo	\$1375 + hydro
Apt 2	mo/mo	\$1385 + hydro
Apt 3	mo/mo	\$1290 + hydro
Apt 4	(Lease May or June)	\$1375 + hydro
Studio	V (Lease back for 3 months)	\$1100 + hydro

Gross Income:	\$78,300.00
Tax:	- \$5,951.79
Cleaning:	- \$900.00
Heating:	- \$5,265.30
Water:	- \$920.00
Insurance	- \$1535.76
Hydro:	- \$420.00

Expected Net Projected Income in 2004:

\$63,312.15

For more information, contact:

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bimmanre.com

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