



Chateau Brock Apartments

Windsor , Ontario



Chateau Brock Apartments

- Purchased June 10, 2013
- 3 story walkup
- 3 buildings - connected
- 34 units (22 – 1 bedroom, 12 – 2 bedroom)
- Building in C+ condition
- Minor deferred maintenance
- Vacancy averaging 8%

Purchase Information

- Purchase price \$1,105,000
- \$32,500 per suite
- Replacement cost \$4,100,000 (excluding land)

normac

APPRAISALS LTD.

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INSURANCE APPRAISAL

Chateau Brock Apartment - 1054, 1060 & 1064 Brock Street

TOTAL INSURABLE VALUE \$4,100,000



Completed by: Normac Appraisals Ltd. Phone 604-221-8258
Date: August 23, 2013 at Vancouver, BC

Purchase Information

- Purchase price \$1,105,000
- \$32,500 per suite
- Replacement cost \$4,100,000 (excluding land)
- Cap rate 7%
- 85% LTV CMHC insured mortgage 10 years at 3.46%

Show me the Money

- Year one projected cash on cash return

11.25%

Note to self – I think we'll do even better