

For Sale: Cash Flowing SFH



Purchase Price

\$245,900

- Located in Renfrew, ON
- 50 min to Ottawa
- Two lane highway under construction to reduce commute
- Local Property Management Co.
- 0% Vacancy in Renfrew County
- Walking distance to down town

MONTHLY RENTAL INCOME

- \$1265
- Room to increase income as current market rent for 4 bdrm home is approx. \$1600+

MONTHLY EXPENSES

- Taxes \$181
- Insurance \$110
- Enercare \$83
- Maintenance \$80
- Hydro Tenant Pays
- Enbridge/Gas Tenant Pays
- Water/Sewer Tenant Pays

PROPERTY FEATURES

- 3 bedroom + 3rd floor loft
- 1 Bathroom
- Large corner lot in town
- Updated plumbing & electrical (2018)
- Washer/dryer & dishwasher
- Kitchen appliances included

Renfrew ON

Contact: vanderploeg.properties@gmail.com