



INVESTMENT PROPERTY

# 55 IVY CRESCENT

NEW EDINBURGH - LINDENLEA

"Great investment opportunity! This triplex + studio & detached garage features 2x two-bedroom apartments and 1x one-bedroom apartment plus a (detached) studio space. Recent updates include: foundation waterproofing (2015), new flooring in Units 1&2 (2018), hot water tanks replaced (2019), workshop/garage roof replaced (2019), back exterior stairs & deck restructured (2019). professionally painted throughout (2024), Unit 1 fully renovated bathroom (2025)"

---

SIZE 3,594 SF

3 APARTMENTS + STUDIO

1 GARAGE DETACHED & WORKSHOP

---

Apartment 1



TRIPLEX

## FINANCIAL OVERVIEW

	MONTHLY	ANNUAL
INCOME		
Apt 1 (Lower Level)	\$1,850	\$22,200
Apt 2 (Main Floor)	\$2,500 (Market Rate)	\$30,000
Apt 3 (2nd Floor)	\$2,500	\$30,000
Garage/Studio	\$500 (Market Rate)	\$6,000
Gross Rental Income (GRI)	<b>\$7,350</b>	<b>\$88,200</b>
OPERATING EXPENSES (Annual)		
Property Taxes		\$9,294
Gas/Heat		\$1,878
Water/Sewer		\$2,067
Hydro		\$1,800
Insurance		\$2,905
Total Annual Operating Expenses	\$1,495.33	\$17,944
<b>NET OPERATING INCOME</b>	<b>\$5,854.66</b>	<b>\$70,256</b>

Note: rents include heat & water/sewer

Tenants pay Hydro, cable, telephone, internet. Tenants responsible for Lawn Care & Snow removal.

\*Note: that Hydro cost to the owner is for the Hot water tank, studio and basement laundry.

## CAPITALIZATION RATE (CAP RATE) ANALYSIS

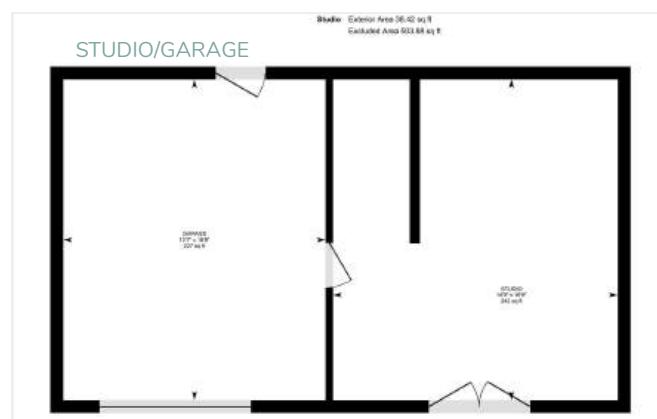
CALCULATION	VALUE
Net Operating Income (NOI)	\$70,256
Asking Price (Value)	\$1,300,000
Capitalization Rate (Cap Rate)	5.40%

Formula: Cap Rate = NOI / Asking Price

# FINANCIAL PICTURE WITH 20% DOWN PAYMENT

METRIC	AMOUNT
Asking Price	\$1,300,000
Down Payment (20%)	\$260,000
Loan Amount (Mortgage)	\$1,040,000
Net Operating Income (NOI) - Annual	\$70,256

## FLOOR PLANS



# APARTMENT DETAILS

## UNIT #1 (LOWER LEVEL)



### ROOM

- LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM (4PC)
- UTILITY ROOM

### DIMENSIONS

- 11'8" x 15'3"
- 12'10 x 11'0"
- 12'10" x 10'11"
- 4'11" x 7'1"
- 8'8 x 11'0"

### DESCRIPTION

- Hardwood Floor
- Vinyl Tile, Painted Wood Cabinetry, Overhead track Lighting, Single Sink, Single Lever Faucet
- Hardwood floor, 2 x Single Closets, Overhead track Lighting
- Tub/Shower, Vanity, Wall Mirror, Bar Lighting, Tile Floor
- (Separate Entrance) Concrete Floor, Hot Water Tanks, Furnace Boiler, Washer & Dryer(for use by Unit 1&2

## UNIT # 2 (1ST FLOOR)

### ROOM

- LIVING ROOM
- KITCHEN/DINING
- BEDROOM
- BATHROOM (4PC)
- BEDROOM

### DIMENSIONS

- 12'2" x 15'8"
- 13'0" x 11'4"
- 11'5" x 11'4"
- 4'11" x 7'4"
- 11'4" x 11'4"

### DESCRIPTION

- Hardwood Floor
- Vinyl Tile, Painted Wood Cabinetry, Ceiling Fan with Integrated Light, Oversized Single Sink.
- Hardwood floor, 2 x Single Clothes Closets, Fan with Light
- Tub/Shower, Vanity Wall Mirror, Bar Lighting, Tile Floor
- Hardwood floor, Single Clothes Closet, Ceiling Fan with Light, Door to Rear Deck and stairs to Garden

## UNIT # 3 (2ND FLOOR)

### ROOM

- LIVING ROOM
- KITCHEN/DINING
- BEDROOM
- BATHROOM (4PC)
- PRIMARY BEDROOM
- DEN/LAUNDRY
- ATRIUM

### DIMENSIONS

- 12'2" x 15'9"
- 13'0" x 11'4"
- 11'3" x 11'5"
- 4'11" x 7'4"
- 11'4" x 11'5"
- 6'0" x 7'7"

### DESCRIPTION

- Hardwood Floor
- Ceramic Tile Floor, Modern Kitchen w "Shaker" Style, Cabinetry, Overhead Light, Single Sink., Eat-in Area
- Hardwood floor, Single Clothes Closet, Fan with Light
- Tub/Shower, Vanity Wall Mirror, Bar Lighting, Tile Floor
- Hardwood floor, 2 x Single Closets, Ceiling Fan with Light
- Hardwood Floor, Full Size Washer & Dryer
- Rear Atrium with Stairs to Garden

## GARAGE/ STUDIO

- Finished Area Insulated + Electric Baseboard Heat
- Single Car Garage, Can Accommodate Storage or a vehicle



Apartment 2

# INCOME PROPERTY TRIPLEX



## DETAILS

**LEGAL DESCRIPTION:** PT LTS 35 & 36, PL 68 , AS IN

N724810;OTTAWA/GLOUCESTER

**PIN:** 042210129

**LOT SIZE:** 35.00 ft x 100.00 ft

**HEATING:** Hot Water | Natural Gas

**COOLING:** Individual Units

**PARKING:** Single Car Garage

Detached

**STUDIO:** Finished space for workshop/media area/artist studio

**BASEMENT:** Fully Finished (1 Bedroom + Laundry/Utility Room)

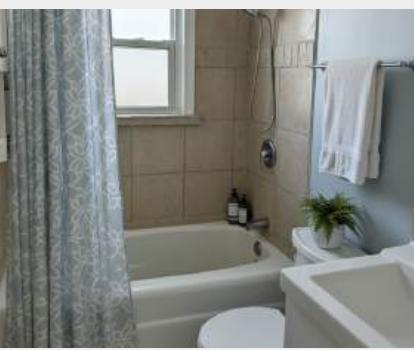
**INCLUSIONS:** 3 Fridge, 3 Stoves, 3 Dishwasher, 3 Hood Fan,

2 Washer, 2 Dryer, Gage Door Opener, 3 Hot Water Tank

**EXCLUSIONS:** All items belonging to Tenants.

**FOUNDATION:** Poured Concrete

**YEAR BUILT:** 1957



**NANCY BENSON**  
REAL ESTATE ADVISOR

613-747-4747

NANCY@NANCYBENSON.COM

NANCYBENSON.COM

BUY | **UNIQUE HOMES** | SELL  
**NANCYBENSON.COM**

FIND ME ON INSTAGRAM AND FACEBOOK

@BENSONNANCY

