



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)	\$7,350	\$88,200
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
NET OPERATING INCOME	\$5,854.66	\$70,256

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

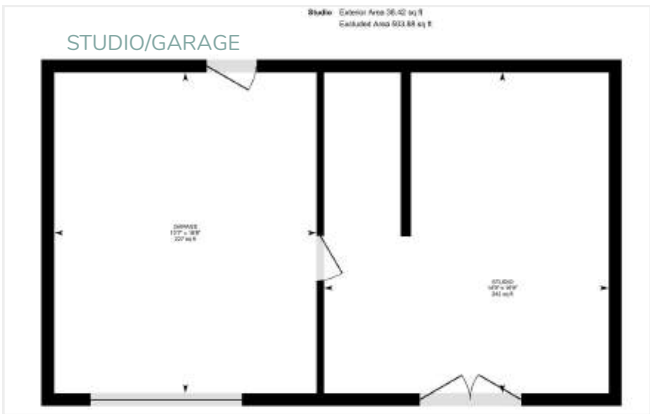
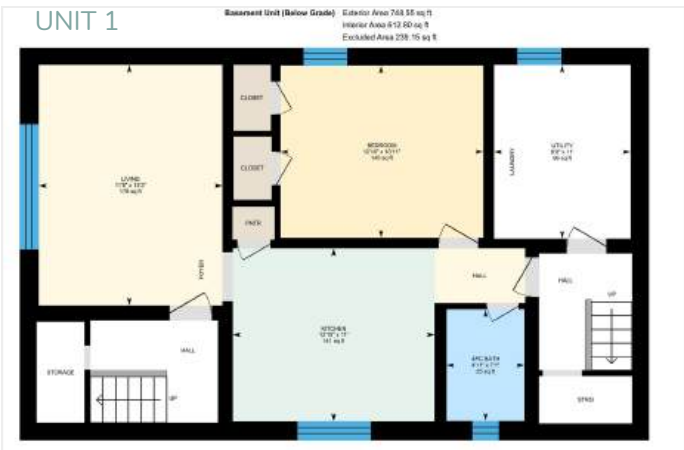
CALCULATION	VALUE
Net Operating Income (NOI)	\$70,256
Asking Price (Value)	\$1,300,000
Capitalization Rate (Cap Rate)	5.40%

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	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none">LIVING ROOMKITCHEN	<ul style="list-style-type: none">11'8" x 15'3"12'10" x 11'0"	<ul style="list-style-type: none">Hardwood FloorVinyl Tile, Painted Wood Cabinetry, Overhead track Lighting, Single Sink, Single Lever Faucet
<ul style="list-style-type: none">BEDROOMBATHROOM (4PC)UTILITY ROOM	<ul style="list-style-type: none">12'10" x 10'11"4'11" x 7'1"8'8" x 11'0"	<ul style="list-style-type: none">Hardwood floor, 2 x Single Closets, Overhead track LightingTub/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	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none">LIVING ROOMKITCHEN/DINING	<ul style="list-style-type: none">12'2" x 15'8"13'0" x 11'4"	<ul style="list-style-type: none">Hardwood FloorVinyl Tile, Painted Wood Cabinetry, Ceiling Fan with Integrated Light, Oversized Single Sink.
<ul style="list-style-type: none">BEDROOMBATHROOM (4PC)BEDROOM	<ul style="list-style-type: none">11'5" x 11'4"4'11" x 7'4"11'4" x 11'4"	<ul style="list-style-type: none">Hardwood floor, 2 x Single Clothes Closets, Fan with LightTub/Shower, Vanity Wall Mirror, Bar Lighting, Tile FloorHardwood floor, Single Clothes Closet, Ceiling Fan with Light, Door to Rear Deck and stairs to Garden

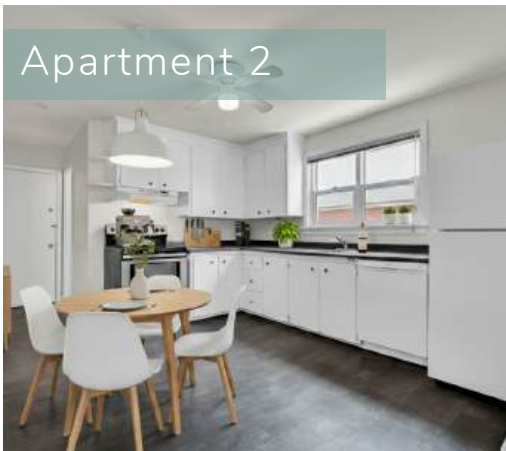
UNIT # 3 (2ND FLOOR)

ROOM	DIMENSIONS	DESCRIPTION
<ul style="list-style-type: none">LIVING ROOMKITCHEN/DINING	<ul style="list-style-type: none">12'2" x 15'9"13'0" x 11'4"	<ul style="list-style-type: none">Hardwood FloorCeramic Tile Floor, Modern Kitchen w "Shaker" Style, Cabinetry, Overhead Light, Single Sink., Eat-in Area
<ul style="list-style-type: none">BEDROOMBATHROOM (4PC)PRIMARY BEDROOMDEN/LAUNDRYATRIUM	<ul style="list-style-type: none">11'3" x 11'5"4'11" x 7'4"11'4" x 11'5"6'0" x 7'7"	<ul style="list-style-type: none">Hardwood floor, Single Clothes Closet, Fan with LightTub/Shower, Vanity Wall Mirror, Bar Lighting, Tile FloorHardwood floor, 2 x Single Closets, Ceiling Fan with LightHardwood Floor, Full Size Washer & DryerRear 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



Apartment 3



Garage/Studio



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

