



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 6 Units**

**304 Athol Street**

**Whitby, ON**

# PROPERTY OVERVIEW

## ABOUT WHITBY

Whitby is a town located in the Durham Region of Ontario, Canada. It is situated on the northern shore of Lake Ontario, approximately 64 kilometers (40 miles) east of Toronto. Whitby is part of the Greater Toronto Area (GTA) and is known for its proximity to the city while offering a more suburban and peaceful lifestyle. Whitby has transformed from a primarily industrial town into a more diverse economy. It has a mix of industries, including manufacturing, healthcare, education, and technology. The Ontario Shores Centre for Mental Health Sciences is a notable institution located in Whitby. The town is known for its friendly and welcoming community. It has a diverse population and offers a range of community services and programs.

## ABOUT THE PROPERTY

AAA Location. All tenants have separate hydro metres and pay their own hydro. Units 3, 4, 5, 6, rent will increase Jan 1. Unit 1 increase is April 1st. There is presently 1 unit vacant.



## PROPERTY DETAILS

**Unit Breakdown:** 6 residential units (2 x 1 Bed, 4 x 2 Bed).

**Construction:** Brick

**Number of Storeys:** 3

**Flooring Type:** Hardwood & Ceramic Flooring

**Square Footage of Area:** 9,246.19 ft<sup>2</sup>

**Legal Description:** PT LT 7 3RD DOUBLE RANGE PL H50031 WHITBY; PT LT 8 3RD DOUBLE RANGE PL H50031 WHITBY AS IN D380597; WHITBY



**Location:** Close to Dundee Park, Fernhill Park, Central Park, Kiwanis Heydenshore Park, Glen Dhu Public School, Whitby Shores Public School, Lakeridge Health Oshawa, Markham Stouffville Hospital.



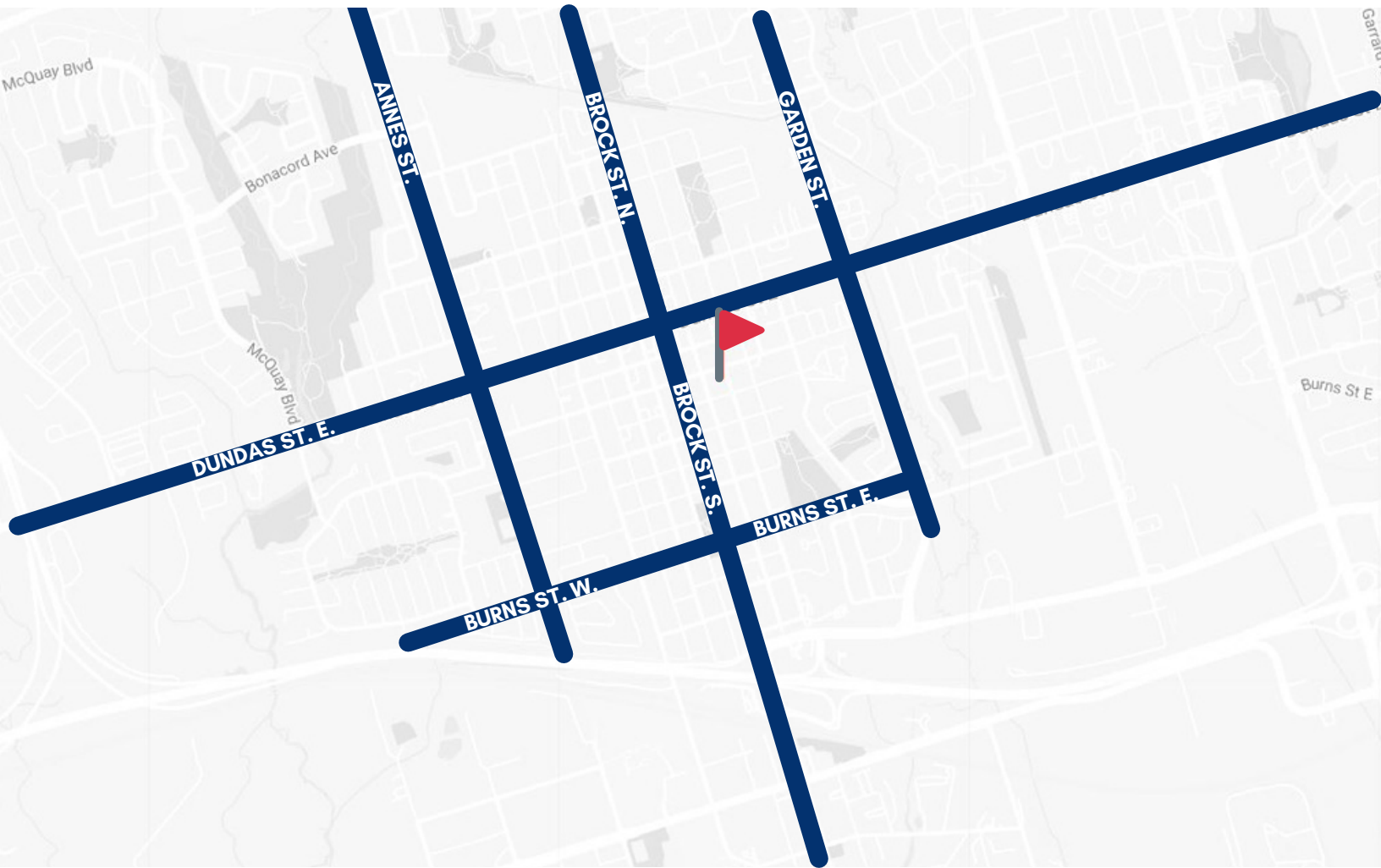
**Public Transportation:** Whitby is well-connected to Toronto and the GTA through Highway 401, GO Transit, and Durham Region Transit. It's a convenient location for people who work in Toronto but prefer a more suburban lifestyle.



# WHITBY

## DOWNTOWN WHITBY

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### Nearest Grocery Store

Approx. 500 m



### Nearest School

Approx. 800 m



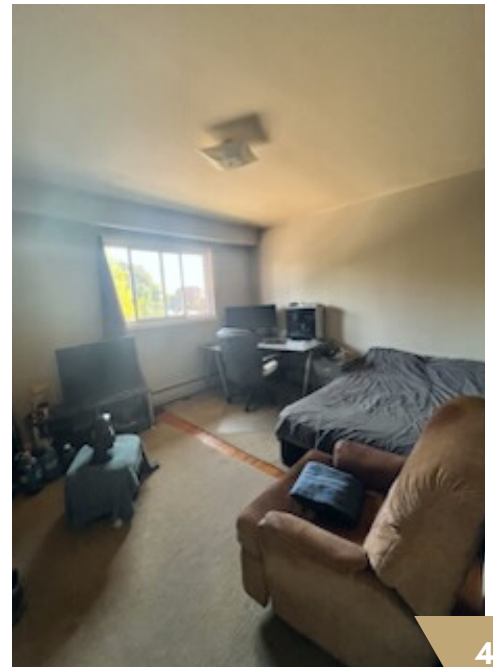
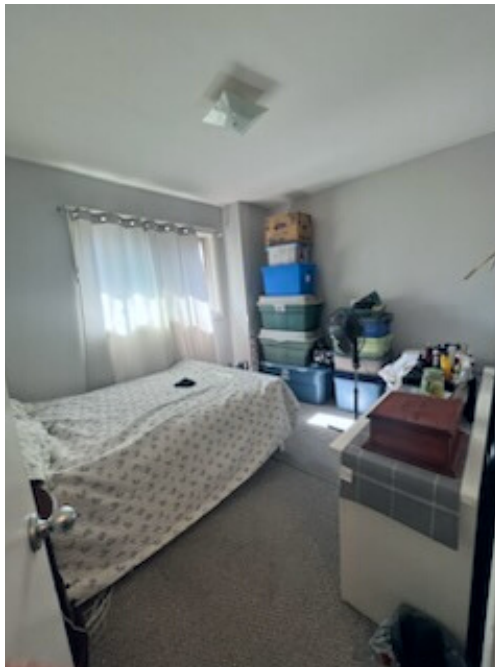
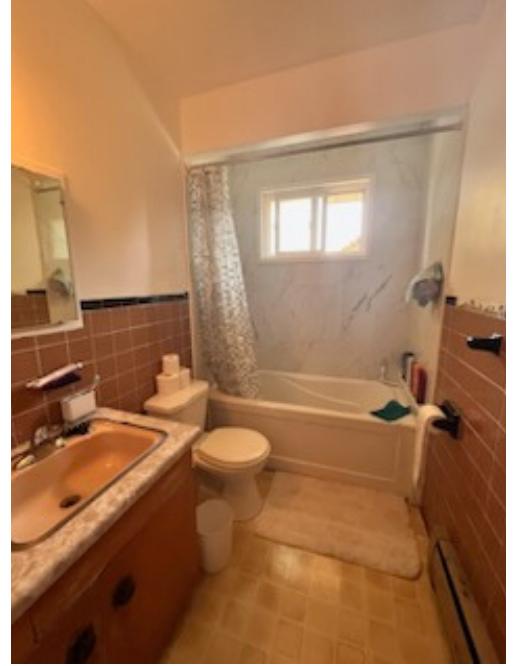
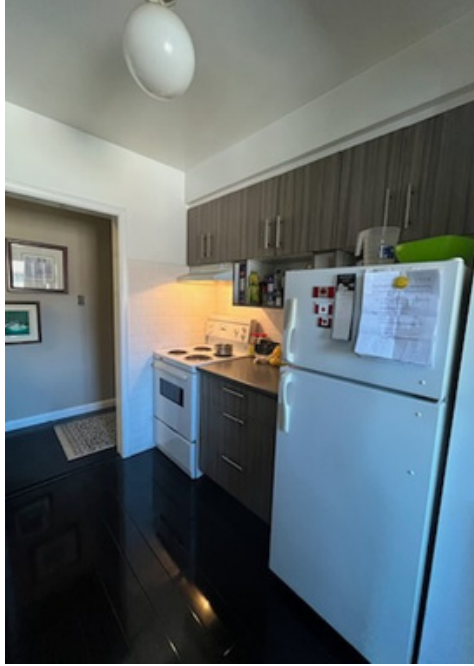
### Nearest Park

Approx. 600 m

### ABOUT DOWNTOWN WHITBY

Downtown Whitby is the central and oldest part of Whitby, Ontario. It's a vibrant and charming area known for its historical architecture, local businesses, shops, restaurants, and a sense of community. It's home to a wide range of local businesses, including boutique shops, cafes, restaurants, art galleries, and specialty stores. There's various events and festivals throughout the year, including the Whitby Christmas Tree Lighting, sidewalk sales, and community festivals.

# INTERIOR SUITES



# FINANCIAL ANALYSIS

## Investment Information Sheet



2358A Bloor St. W.  
Toronto, ON, M6S 1P3

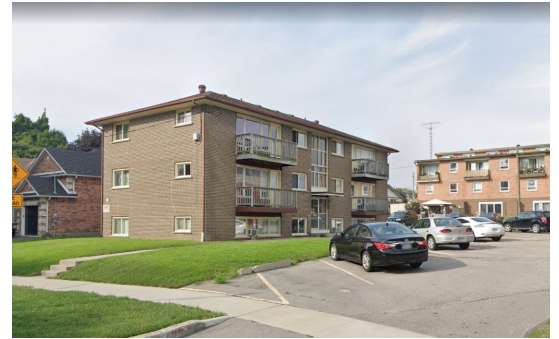
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Fax: 416-760-7878

Email: Info@MysakRealty.com

Website: www.MysakRealty.com

City: Whitby  
Address: 304 Athol St.  
Close to: Dundas/Brock  
Res Units: 6  
Comm Units: 0  
Price: \$1,729,000  
Price / Suite: \$288,167  
Cap Rate: 4.2%



### Mortgage Details

Rank	Type	Amount	Rate	Mnthly Pmnt	P & I	Yr. Payment	Due Date	Principal Recapture
1st	VTB	\$1,250,000	5.50%	\$5,729.00	Int Only	\$68,748	5 years	\$0
2nd						\$0		
3rd						\$0		
<b>Mtge. Total</b>		<b>\$1,250,000</b>		<b>\$5,729.00</b>		<b>\$68,748</b>		<b>\$0</b>
<b>Down Payment</b>		<b>\$479,000</b>		<b>DP %</b>	<b>28%</b>	<b>Asking Price</b>	<b>1,729,000</b>	

Expenses as of			Source of Income			October 2023 x 12		
	Per Suite	Annual		Monthly	Annual	Projected for 2023		
Taxes	\$1,556	\$9,337	Rental	\$7,961	\$95,532			
Ins.	\$309	\$1,857	Garages		\$0	2 x 1 Bedroom		
Heat	\$793	\$4,759	Laundry Est.	\$200	\$2,400	4 x 2 Bedroom		
Hydro	\$172	\$1,032	Other Income		\$0			
Water	\$386	\$2,319	Total	\$8,161	\$97,932			
Maint. Est.	\$500	\$3,000	AVG/Unit	\$1,360	\$16,322			
Super Est.	\$300	\$1,800	<b>GROSS ANNUAL INCOME</b>		<b>\$97,932</b>	<b>GROSS Rent Multiplier</b>	<b>17.7</b>	
Vac Est. 1.0%	\$159	\$955	Less Total Expenses		\$25,059	Exp/ Inc Ratio	25.6%	
			<b>NET OPERATING INCOME</b>		<b>\$72,873</b>	<b>Cap Rate</b>	<b>4.2%</b>	
			Less Mortgage Payments		\$68,748	<b>CASH RETURN</b>	<b>0.9%</b>	
			<b>CASH FLOW</b>		<b>\$4,125</b>	<b>ROI %</b>	<b>0.9%</b>	
			Add Principal Recap		\$0	<b>DC R</b>	<b>1.1</b>	
<b>TOTAL EXPENSES</b>	<b>\$4,177</b>	<b>\$25,059</b>	<b>RETURN ON INVESTMENT</b>		<b>\$4,125</b>			
			Debt Coverage Ratio (NOI/annual mortgage payments)					

For this and/or other investment properties, call **MYSAK REALTY INC. Brokerage** at 416-767-5500

### Property Details

### Capital Items

Approx. Age	1964	Intercom	No-Bells	Fridges+Stoves	6+6	Roof	12 yrs
Lot Size Area	9,246.19ft <sup>2</sup>	Hall Floors	Terrazzo	Parking In+Out	0+8	Furnace	14 yrs - HE
Construction	Brick	Room Floors	Hardwood/Cera	Leases	1st Year	Windows	21 yrs
# Stories	3	Heat Type	HWG Boiler	Cable Paid	Tenants	Enviro	n/a
Balconies	4	HWT Style	1 Gas (O)	Hydro Paid	Tenants		
Elevator	None	Washer/Dryer	1+1				

### Remarks

**PLEASE DO NOT DISTURB OR TALK TO THE TENANTS OR THE SUPERINTENDENT**

All tenants have separate hydro metres and pay their own hydro. There is presently 1 unit vacant. 3 of 6 units have been fully renovated with new baths, Kitchens and flooring.

### Disclaimer

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other terms, prior to sale or withdrawal without notice. Prospective purchasers are advised to seek independent legal, accounting, or any other consulting advice as may be deemed necessary to submit an offer to purchase.

# RENT ROLL

Schedule "B"  
304 Athol St., Whitby  
December 2023

Unit #	# of Br.	Rental Income	Parking Income	Rental Total	Move In Date	Hydro Included	Amount of Deposit Last Month's Rent
1	1	\$1,397.00		\$1,397.00			
2	1	\$2,000.00		\$2,000.00	Vacant		
3	2	\$1,095.00		\$1,095.00			
4	2	\$1,294.00		\$1,294.00			
5	2	\$1,006.00		\$1,006.00	Super		
6	2	\$1,169.00		\$1,169.00			
<b>Monthly Totals</b>		\$7,961.00	\$0.00	\$7,961.00			\$0.00
<b>Annual Totals</b>		\$95,532.00	\$0.00	\$95,532.00			

**Other Monthly Income**

Laundry Est. \$200.00

Storage

Garages

**Total Income** \$200.00

**Annual Other Income** \$2,400.00

**Initials**

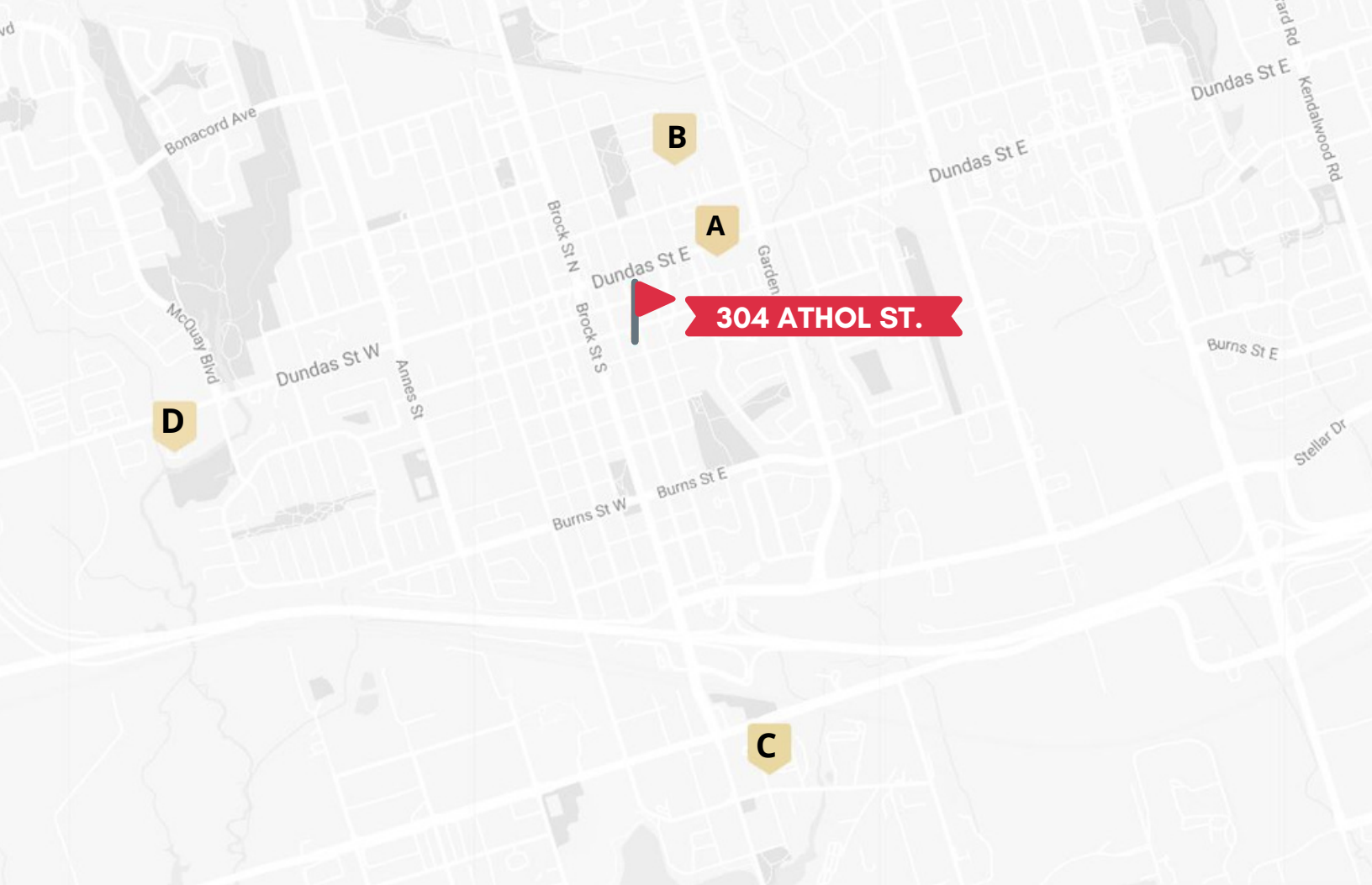
Buyer

Seller

**Gross Annual Income** \$97,932.00



# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	513 Dundas St. E.	2 Bed	\$2,595	800 m
B	19 Regency Cres.	2 Bed	\$2,400	1.0 km
C	1619 Dufferin St.	1 Bed	\$2,099	2.5 km
D	200 White Oaks Ct.	1 Bed	\$1,755	2.6 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

**ASHLEY LAPIER**  
Real Estate Broker



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