



RANDY YETMAN, FRI, MVA, Broker & Appraiser, *since 1975*
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9
off. **416-769-1616** cell. **416-460-9236**
randy@randyyetman.com www.RandyYetman.com



proudly presents;
547 DONLANDS AVENUE
Offered at \$850,000.



EAST YORK MULTIPLEX! 3 SEPARATE UNITS=GREAT INVESTMENT!

- **2270 SQ FT (3 levels)**
- **6 Bedrooms & 3 bathrooms**
- **3 car parking**
- **gas furnaces**
- **Central air conditioning**
- **RENTAL INCOME = \$43,300/yr.**
- **ALL RENOVATED IN 2002**

Using a
SmartPhone with
a QR Code scan-
ning application,
scan my code. It
will link you to my
mobile friendly
website for this
property.



Errors and Omissions excluded.

547 DONLANDS AVENUE, Toronto

INCOME - RENT SCHEDULE (approximate), as of September 2015

Unit	Type	Income/mo.	Tenancy	Tenant Costs
2 nd floor	2 bdrm.	\$1,300.00	Month/month	Utilities included
1 st floor	2 bdrm.	\$1,359.06	Month/month	Utilities included
Bsmt.	2 bdrm.	\$950.00	Month/month	Utilities included
Laundry	Coin-op	\$150.00	Per month	approximate
	Total	\$3,759.06	per month	
Income	TOTAL	\$45,108.72	Per year	

Buyer agrees to assume existing Tenants on same terms and conditions listed above.

EXPENSE SCHEDULE (approximate), ended Dec. 31, 2014

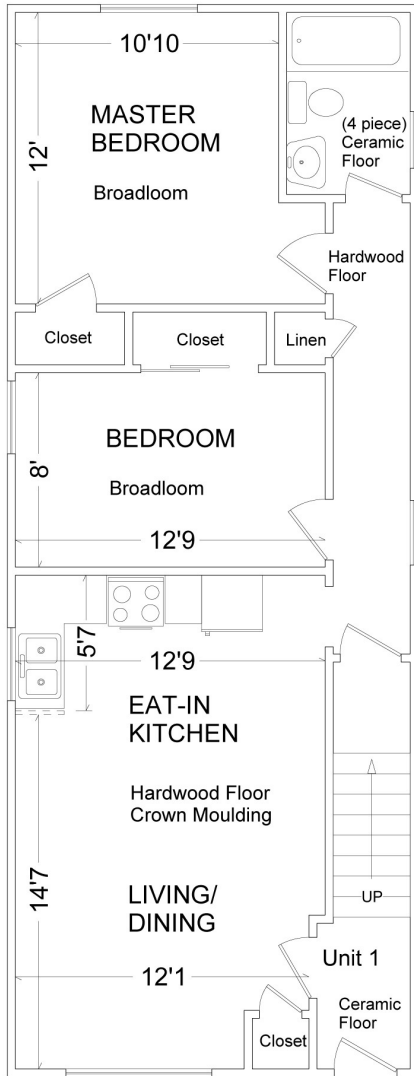
Type	Amount	
Property taxes	\$3,535.00	
Insurance	\$1,945.00	
Gas (heat)	\$1,799.00	
Water/sewer	\$446.00	
Hydro	\$3,300.00	
Annual Expense	\$11,025.00	No adjustment has been made for bad debt/vacancy, repairs & maintenance

RENTAL INCOME	\$45,108.72	
less EXPENSES	\$11,025.00	
NET INCOME	\$34,083.72	<u>4.0% CAP RATE</u>

Information supplied by Seller deemed accurate. Errors & Omissions excluded.

547 DONLANDS AVENUE

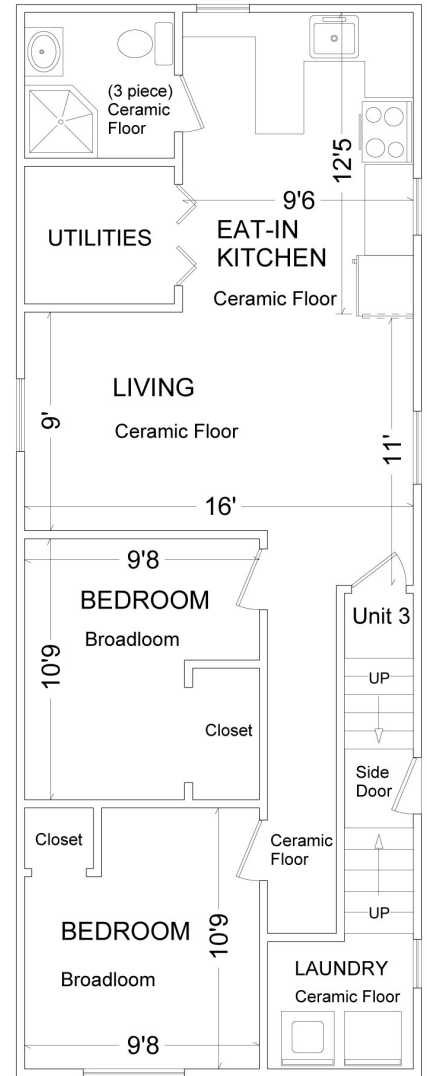
Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.



MAIN (760 sq ft)



SECOND (760 sq ft)



BASEMENT (750 sq ft)



547 Donlands Ave
Toronto Ontario M4J3S4
 Toronto E03 East York Toronto 115-23-N
Taxes: \$3,535.00 / 2014 **SPIS: N** **Last Status: New**
 Part Lot 369 Of Plan M444 **DOM: 2**

Triplex **Front On: E** **Rms: 8 + 4**
 2-Storey **Acre:** **Bedrooms: 4 + 2**
Lot: 25 x 110 Feet **Washrooms: 3**
Irreg: **1x4x2nd, 1x3xBsmt, 1x4xMain**
Dir/Cross St: Pape & Leaside Bridge

MLS#: E3328423 **Sellers: Michelle Brienza And Gianluca Brienza** **Contact After Exp: N**
Open House: 10/03/2015 **From: 2:30** **To: 3:30**
Holdover: 120 **Possession: 30 Days/Tba** **Occup: Tenant**
PIN#: 103790007 **ARN#: 190603305004500**

Kitchens: 2 + 1	Exterior: Brick	Zoning: Triplex - Residential
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Apartment / Sep Entrance	Garage: None / 0.0	Hydro:
Fireplace/Stv: N	Park Spcs: 3	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age: 51-99	Cert Level:	Sewer: Sewers
Apx Sqft: 1100-1500	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Hospital, Public Transit,	Farm/Agr:
Elevator/Lift:	School	Waterfront:
Laundry Lev: Lower		Retirement:
Phys Hdcp-Eqp:		Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Ground	6.16	x 3.45	Combined W/Kitchen Open Concept
2	Kitchen	Ground	6.16	x 3.45	Combined W/Living Hardwood Floor
3	Master	Ground	3.80	x 3.60	Hardwood Floor Closet Window
4	2nd Br	Ground	3.85	x 2.50	Hardwood Floor Closet Window
5	Living	2nd	6.16	x 3.45	Combined W/Kitchen Open Concept Hardwood Floor
6	Kitchen	2nd	6.16	x 3.45	Open Concept Breakfast Bar
7	3rd Br	2nd	3.80	x 3.60	Hardwood Floor Mirrored Closet Window
8	4th Br	2nd	3.85	x 2.50	Hardwood Floor Closet Window
9	Living	Bsmt	5.76	x 4.80	Combined W/Kitchen Open Concept
10	Kitchen	Bsmt			
11	5th Br	Bsmt	3.85	x 2.50	Closet Broadloom
12	Br	Bsmt			

Client Remks: 3 Family Dwelling! Three 2 Bedroom, Self-Contained Units. Steps To Ttc And Handy To Dvp, Rear Ravine Overlooks Forest & Dvp. Big Income & Low Energy Costs Makes This A Great Investment Property!
Extras: Gas Furnace, Central Air, Ghwt(R), Elf's. Note: Seller & Agent Do Not Warrant Retrofit Status (Buyer To Accept Same). Income= \$45,108. Expenses = \$11,025. Net Income: \$34,083. See Schedule "C" For Income/Expenses & Attachments For Chattels.
Brkage Remks: Per Court Ordered Sale, No Conditional Offers Will Be Considered. Attach Schedule "B", "C" & Deposit (C/C Or B/D) To All Offers. Register Via Form 801. Offers Welcome Tues. 12 Noon Oct 13th. With 48 Hours Irrevocable To L/A At Office Or Email To Randy@Randyetman.Com

Mortgage Comments: Treat As Clear - Per Seller

RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 416-769-1524
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 888-507-8792

Contract Date: 9/30/2015 **Condition:** Appt: Tlbo **Ad:** N
Expiry Date: 12/30/2015 **Cond Expiry:** **Escape:**
Last Update: 10/02/2015 **CB Comm:** 2.5% **Original:** \$850,000

547 DONLANDS AVE. Toronto



Upper living room & bright and spacious



Open concept kitchen on main floor level is updated.



1 fo 3 RENOVATED BATHROOMS!



COIN-OPERATED LAUNDRY UNITS



All 3 units includes 2 bedrooms.



3 car parking is included in rear yard, that overlooks forested ravine.

547 DONLANDS AVENUE

SOLID EAST YORK INVESTMENT PROPERTY

- 3 separate rental units
- 3 car parking
- Ravine property
- Just north of 'Greek Town', Danforth shops, restaurants and cafes.
- TTC at your doorstep, Minutes to Pape Subway.
- Big \$43,308 Rental Income + low operating expense makes this an excellent investment.

NOTE: This is a Court Ordered Sale..... certain conditions apply. Please contact Listing Agent for details.



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Thinking of moving? - Call Randy today, and start packing!

- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 41,000 Realtors.
- "Top Ten" Realtor - RE/MAX West (High Park), past 9 years.
- Islington Rangers Soccer team sponsor, since 2007.
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's
Miracle Network
Hospitals**

