

64 & 66 Morier Proforma

Secondary Suite Style Duplexes

FANTASTIC OLD ST. VITAL LOCATION

UNITS	RENT (MONTHLY)
66 MORIER AV - 3 BED 2.5 BATH	\$1,775
66 A MORIER AV - 1 BED 1 BATH	\$1,168
64 MORIER AV - 3 BED 2.5 BATH	\$1,800 (as of Aug 1 2022)
64 A MORIER AV - 1 BED 1 BATH	\$1,168
RENTAL INCOME	\$5,911
VACANCY LOSS (3%)	\$177
GROSS OPERATING INCOME	\$5,734

EXPENSES	MONTHLY
PROPERTY MANAGEMENT (4.5%)	\$258
PROPERTY TAX	\$936
INSURANCE	\$306
MAINTENANCE (3%)	\$172
UTILITIES	All Utilities paid by tenants
TOTAL MONTHLY EXPENSES	\$1672

NET OPERATING INCOME (NOI)

TOTAL ANNUAL INCOME	\$68,808
TOTAL ANNUAL EXPENSES	\$20,064
NET ANNUAL OPERATING INCOME	\$48,744

information deemed to be accurate but not guaranteed



CASEY MORRISSETTE
REALTOR®

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