

# 9 WHITAKER AVE

1 Duplex + 1 laneway house

## SUMMARY

A two dwelling income property consisting of the following.

- a two and a half-storey, four-level, newly reconstructed LEGAL Duplex.
- A two-storey, newly constructed LEGAL laneway house

Three self-contained units in total.

## LOCATION:

Set on a quiet cul-de-sac in the heart of Trendy King West - one of Toronto's most popular/desirable neighbourhoods for renters! Tenants are steps to King West & West Queen West shops, eateries, night life & patios! Public transportation is easily accessible, as are parks (including Trinity Bellwoods Park!), downtown Toronto, the lake & more such exciting destinations.

## SUITE MIX

Three 1-bedroom units (separately metered for gas and hydro).

APARTMENT	Bedrooms	Bathrooms	Laundry	Square Footage	Outdoor
#1 – Main floor & basement	1	1x4	In suite	706sf	Garden
#2 – 2 <sup>nd</sup> floor & 3 <sup>rd</sup> floor	1	1x3	In suite	643sf	Balcony
Laneway House (2-level)	1	1x4	In suite	572sf	Garden

## FINANCIALS

<b>Monthly Operating Income (Estimated Rents)</b>		
Apartment 1 - Main/Lower		2,250
Apartment 2 - Main/Upper		2,350
Apartment 3 - Laneway House		2,550
<b>Total Rental Income</b>		<b>7,150.00</b>
<b>Monthly Operating Expenses</b>		
Property Taxes		362.00
Insurance		120.00
Water, Sewer, Garbage (estimated)		100.00
Hydro (tenants pay)		-
Gas (tenants pay)		-
<b>Monthly Operating Expenses</b>		<b>582.00</b>
<b>Total Annual Operating Income</b>		<b>85,800.00</b>
<b>Total Annual Operating Expense</b>		<b>6,984.00</b>
<b>Annual Net Operating Income</b>		<b>78,816.00</b>
<b>Capitalization Rate and Valuation</b>		
<b>Asking Price</b>		<b>1,999,990.00</b>
<b>Capitalization Rate</b>		<b>3.94%</b>

**Use QR code**  
to view pictures, video,  
floorplans, & more info!



## PROPERTY DETAILS

The Duplex had a full reconstruction (completed in 2021, with permits).

The Laneway House was built new (completed in 2021, with permits).

### *Highlights:*

- *Underpinning/waterproofing of the basement*
- *New roof, gutters*
- *New windows (many oversized)/exterior doors (many with transom windows).*
- *New mechanical/electrical/plumbing systems.*
- *Tankless hot water heat system*
- *Water supply 1"*
- *Insulated for sound between units and other dwellings*
- *French drain & sump pump in courtyard for water management*
- *6' Iron gate/fence (laneway access/garden)*
- *Quartz countertops*
- *Stainless steel appliances*
- *En-suite stacked washer/dryer sets (in each unit)*
- *Oversized baseboards and trim throughout*
- *Shaker style interior doors (with black lever door handles and hinges)*
- *LED pot-lights.*
- *Spa-like bathrooms*



Lagakos.com

Presented by John Lagakos, Real Estate Sales Representative, Re/Max Professionals Inc., Brokerage

T: 416.236.1241 C: 416-302.7225 [john@Lagakos.com](mailto:john@Lagakos.com)

JOHN LAGAKOS REAL ESTATE: Prospective buyers should satisfy themselves as to the accuracy of the information contained herein. The descriptions and statements contained herein are from casual observations and are based upon information and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently working with other real estate brokerages. E .& O.E.

