



245 DAWN DRIVE

LONDON, ON

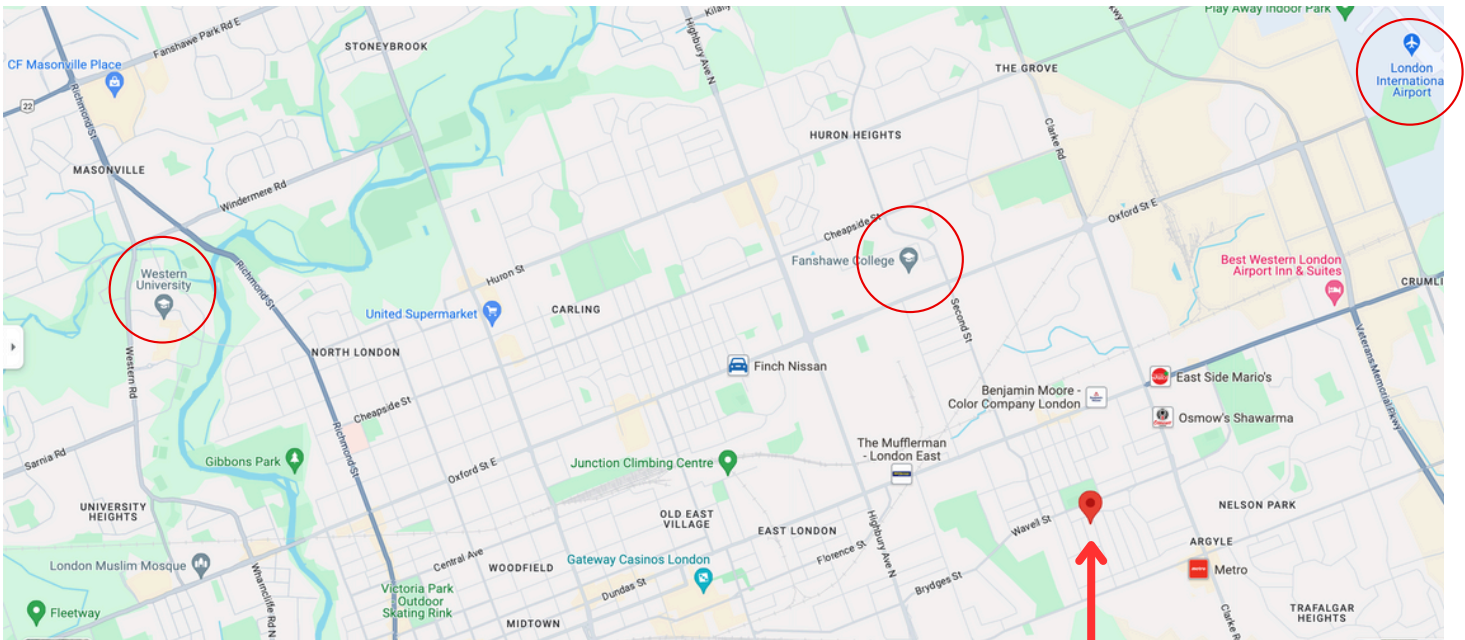
ANA BASTAS

SALESPERSON, TEAM LEAD

BJANKA LUKA

SALESPERSON

LOCATION OVERVIEW



LISTED AT: \$759,900



The property is located in East London nestled in a family-friendly neighbourhood. Conveniently located near transit, just a 3-minute walk to the nearest bus stop, and a short 7-minute drive from Fanshawe College, with Western University just a 15-minute drive away.

MARKET RENTS

UPPER UNIT - 3 BEDROOMS

| MARKET RENTS | |
|---------------------|---------|
| 3 BEDS, 2 BATHS | |
| PRICE | |
| 1320 Savannah Dr #5 | \$2,550 |
| 151 Dearborn Ave | \$2,600 |
| 1878 Culver Drive | \$2,625 |

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LOWER UNIT - 2 BEDROOMS

| MARKET RENTS | |
|-------------------------|---------|
| 2 BEDS, 1 BATH | |
| PRICE | |
| 1459 Trafalgar St #114 | \$1,795 |
| 3861 Auckland Ave #Bsmr | \$1,800 |
| 35 Miles St #2 | \$1,850 |

*all statistics are from TREBB database

ACTUAL RENTAL INCOME

| Rented Upper & Lower Units | | | | | |
|----------------------------|---------------|----------------|--|------------------------|-------------|
| | Monthly Price | Yearly Revenue | | | |
| Upper Level | \$2,550.00 | \$30,600.00 | | Total Yearly Rent Roll | \$52,200.00 |
| Lower Level | \$1,800.00 | \$21,600.00 | | | |

ASSET OVERVIEW

Address: 245 Dawn Drive, London ON

Main Intersection: Wavell St & Clarke Rd

Legal Description: LOT 192, PLAN 779, SUBJECT TO 68511LY LONDON

Frontage: 55 x 115

Type: Detached

Style: Bungalow

Storeys: 2

Parking: 4 driveway spots, 1 garage parking

Laundry: Separate washer and dryer

INCOME AND EXPENSE SHEET

| <u>INCOME</u> | | |
|-----------------------------------|--|---------------------------|
| Upper Level | | \$2,550.00 |
| ***One year contract | | |
| | | |
| Lower Level | | \$1,800.00 |
| ***One year contract | | |
| | | |
| Monthly | | <u>\$4,350.00</u> |
| | | |
| <u>Total Yearly Income</u> | | <u>\$52,200.00</u> |

| <u>EXPENSES</u> | | |
|------------------------|--|-------------------|
| Property Taxes | | \$4,263.17 |
| | | |
| Total Expenses | | <u>\$4,263.17</u> |

| | |
|---------------------------|---------------------------|
| <u>NET PROFIT:</u> | <u>\$47,936.83</u> |
|---------------------------|---------------------------|



PHOTO GALLERY:

https://www.anabastas.ca/listing-detail/1143532168/245_Dawn_Dr-London-ON?isPopup=0

FOR QUESTIONS / MORE INFORMATION, PLEASE CONTACT

ana@anabastas.ca + bjanka@anabastas.ca

ANA BASTAS

TEAM LEAD, SALESPERSON

 **647-938-8814**

 ana@anabastas.ca

 www.anabastas.ca



BJANKA LUKA

SALESPERSON

 **905-399-9420**

 bjanka@anabastas.ca

 www.anabastas.ca



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BROKERAGE

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Team Languages

English, French, Albanian,
Macedonian, Serbian, Hindi, Urdu