

Cash Positive Investment Property Report – July 25, 2016

Courtice is a small town located about 1 hours from downtown Toronto and was recently reported seeing an increase in housing prices by 43%. A search was done in this area for positive cash flow properties. Unfortunately, this search on www.realtor.ca came up empty handed. The housing market in Courtice may make sense if you are using the holding for equity strategy, but for positive cash flow, Courtice doesn't appear to be the place to invest.

We quickly switched our search to the Guelph and Kitchener areas, which is under 1.5 hours west from Toronto. These two areas are known for student housing, as there are three Universities. Unfortunately, the search in these areas quickly became disappointing. The majority of the listed properties were for room rentals, meaning \$400-\$500 per student. The headaches to deal with upwards of 3 or more students, to get less than \$200/month in positive cash flow doesn't seem worth it. But you decide for yourself. If you live in Guelph or Kitchener, then this might not be a bad idea for you.

Property Address	Asking price	Estimated Annual Income	Estimated Monthly Cash Flow
11 John St	\$405,000	\$33,600	\$123
249 Cedarbrea	\$189,900	\$19,200	\$38
71 Churchill St	\$262,900	\$25,200	\$134

Information for each location is attached.

The information provided is believed to be accurate but is not guaranteed and should be independently verified. The listing agent should be contacted in order to obtain the complete information on each property.

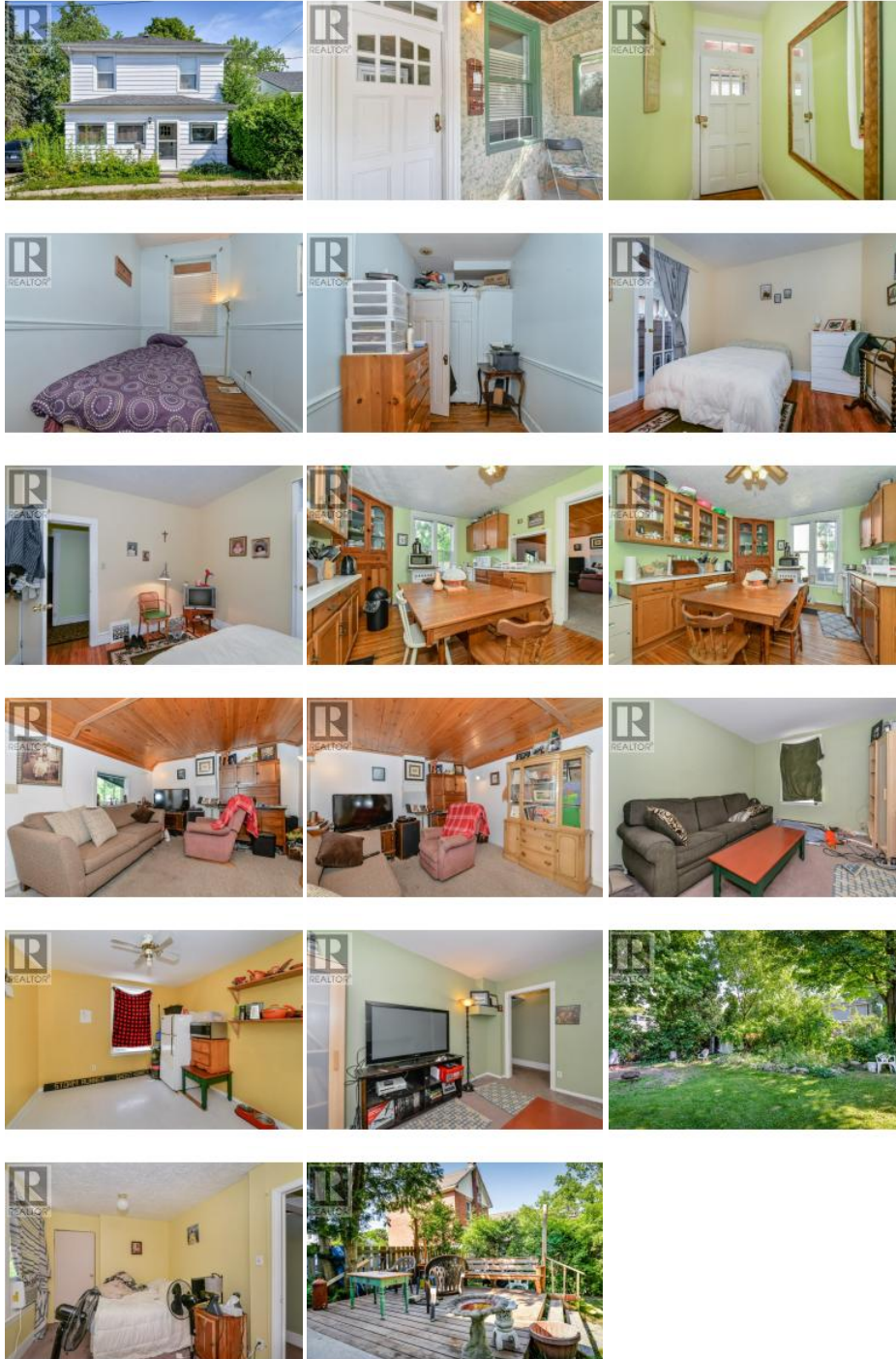
Check out this quick video to find out the technique used to find these properties.

<https://www.youtube.com/watch?v=vvuwYamZq3w>

Reference: Money Sense Magazine, April 2016, *Where to Buy Now*

Previous reports can be obtained from : <http://www.cashproperty.ca/reports/>

[< Back](#)



11 John Street, Guelph, Ontario N1H1T3

\$405,000

MLS® Number: 30531020

3 + 1

Property Type
Multi-family

Building Type
Duplex

Subdivision Name
1 - Downtown

Title
Freehold

Land Size
0 under 1/2 acre

Built in
1885

Parking Type
Gravel, No Garage

Description

Legal Non Conforming Duplex Superb location, centrally located, on a quiet dead end cul de sac with parks and trees and walking trails just steps away. Walking distance to downtown and a short bus ride to University. Upper and lower duplex, one bedroom up and two bedroom downtown.

Details

Amenities Nearby Public Transit, Schools	Community Features Quiet Area	Features Conservation/green belt, Double width or more driveway, Crushed stone driveway, Non Paved Driveway, Sump Pump
Major Business Type Residential	Parking Type Gravel, No Garage	Rental Equipment Water Heater
Structures Shed	Total Parking Spaces 4	Total Units 2
View Property with view	Zoning Description R2	

Building

Architecture Style 2 Level, Multi-Unit	Basement Type Partial (Partially finished)	Bedrooms - Above Grade 3
Bedrooms - Below Grade 1	Cooling None, Window air conditioner	Exterior Finish Aluminum siding
Fire Protection Smoke Detectors	Foundation Type Poured Concrete, Stone	Heating Fuel Natural gas
Heating Type Forced air	Rental Equipment Water Heater	Style Detached
Total Finished Area 1465 sqft	Utility Sewer Municipal sewage system	Water Municipal water

Rooms

Level	Type	Dimensions
Second level	4pc Bathroom	Measurements not available
	Kitchen	13' 0" x 10' 6"
	Living room	13' 0" x 10' 6"
	Bedroom	15' 9" x 9' 2"
Ground level	4pc Bathroom	Measurements not available
	Kitchen	17' 0" x 11' 2"
	Family room	14' 10" x 11' 3"
	Master bedroom	10' 11" x 11' 3"
	Bedroom	13' 6" x 6' 0"
Basement	Hobby room	15' 6" x 9' 3"
	Bedroom	9' 0" x 9' 5"

Land

Frontage 49 ft ,5 in	Land Depth 99 ft	Soil Type Clay
-------------------------	---------------------	-------------------

Notes

SHARE THIS LISTING:



JAYNE PATRICK
Salesperson

☎ 519-820-4801
Fax: 519-821-6764

ROYAL LEPAGE ROYAL CITY REALTY
BROKERAGE

214 Speedvale Avenue West
Guelph, ON N1H1C4

☎ 519-821-6191
Fax: 519-821-6764



M L S
MULTIPLE LISTING SERVICE[®]

Trusted listings from REALTOR[®] Agents

Data provided by: Guelph & District Association of REALTORS[®] 400 Woolwich Street, Guelph, Ontario N1H 3X1

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

[< Back](#)



38 249 CEDARBRAE Avenue, Waterloo, Ontario N2L4S8

\$189,900
MLS® Number: 30523363

3 + 1 

Property Type Multi-family	Building Type Multi-Family	Subdivision Name 421 - Lakeshore/Parkdale
Title Condominium	Land Size 0 Unknown	Built in 1977
Parking Type No Garage, Shared		

Description

Attention Investors! This affordable end unit Townhouse is ideally situated within walking distance or short transit commute to The University of Waterloo. 3 Bedrooms upstairs along with a bedroom and bathroom in the basement with their own entrance make this property ideally suited families as well as first time investors. Currently this property is licensed as a 4 bedroom student rental with 1600.00 per month in rental income and is also ideally suited to young families. Call Today for a private showing.

Details

Amenities Nearby Public Transit, Schools	Features Park setting, Park/reserve, Paved driveway, Level, Shared Driveway, Country residential	Parking Type No Garage, Shared
Rental Equipment Water Heater	Total Parking Spaces 1	Total Units 4
View Property with view	Zoning Description R1	

Building

Architecture Style 2 Level, Multi-Unit	Basement Development Unknown	Basement Features Unknown
Basement Type Full (Finished)	Bedrooms - Above Grade 3	Bedrooms - Below Grade 1
Construction Material Wood frame	Cooling None	Exterior Finish Brick, Wood
Fire Protection Smoke Detectors	Foundation Type Poured Concrete	Heating Fuel Electric
Heating Type Baseboard heaters	Rental Equipment Water Heater	Style Attached
Total Finished Area 1043 sqft	Utility Sewer Municipal sewage system	Water Municipal water

Rooms

Level	Type	Dimensions
Second level	Master bedroom	15' 11" x 9' 9"
	Bedroom	9' 1" x 8' 5"
	Bedroom	10' 5" x 8' 8"
	4pc Bathroom	Measurements not available
Ground level	Living room	19' 3" x 11' 4"
	Eat in kitchen	19' 3" x 8' 7"
Basement	Bedroom	18' 6" x 10' 10"
	3pc Bathroom	Measurements not available

Notes

ANNABELL TRANTER

☎ 519-741-0950

Fax: 519-741-0957

RE/MAX REAL ESTATE CENTRE INC.

720 WESTMOUNT RD. LAURENTIAN HILLS
PLAZA

KITCHENER, ON N2E2M6

☎ 519-741-0950

Fax: 519-741-0957



MULTIPLE LISTING SERVICE®

Trusted listings from REALTOR® Agents

Data provided by: Kitchener-Waterloo Association of REALTORS® 540 Riverbend Drive , Kitchener, Ontario N2K 3S2

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

[< Back](#)



A 71 CHURCHILL Street, Waterloo, Ontario N2L2X1

\$262,900

MLS® Number: 30521890

2 + 3 

Property Type	Building Type	Subdivision Name
Multi-family	Multi-Family	417 - Beechwood/University
Title	Land Size	Built in
Freehold	0lunder 1/2 acre	1977
Parking Type		
No Garage		

Description

Over \$25,000 potential gross annual income here! You could easily get \$2100+ rent per month. This property is licensed for 5 students and is located on a student recognizable street. The main floor features a large, bright living room, a dining area a 4 piece bathroom, 2 good size bedrooms and a kitchen with 2 fridges. the lower level features 3 bedrooms, a 3 piece bathroom, a laundry/furnace room and a separate exit to the rear yard. It is just a 15 minute walk to the University of Waterloo and also has easy access to transit. New roof 2012. Driveway has parking for 3-4 vehicles.

Details

Amenities Nearby Public Transit, Schools	Appliances Included Dryer	Features Paved driveway
Parking Type No Garage	Rental Equipment Water Heater	Structures Shed
Total Parking Spaces 3	Zoning Description SD	

Building

Architecture Style Multi-Unit	Basement Development Separate entrance	Basement Features Separate entrance
Basement Type Full (Finished)	Bedrooms - Above Grade 2	Bedrooms - Below Grade 3
Cooling Air Conditioned, Central air conditioning	Exterior Finish Aluminum siding	Fire Protection Smoke Detectors
Foundation Type Poured Concrete	Heating Fuel Natural gas	Heating Type Forced air
Rental Equipment Water Heater	Style Semi-detached	Total Finished Area 874 sqft
Utility Sewer Municipal sewage system	Water Municipal water	

Rooms

Level	Type	Dimensions
Ground level	Bedroom	Measurements not available
	Bedroom	Measurements not available
	4pc Bathroom	Measurements not available
Lower level	Bedroom	Measurements not available
	Bedroom	Measurements not available
	Bedroom	Measurements not available
	3pc Bathroom	Measurements not available




Land

Frontage 30 ft	Land Depth 100 ft
-------------------	----------------------

Notes



SHARE THIS LISTING:

 <div><u>CINDY CODY</u> Salesperson  519-579-4110 Fax: 519-579-3442</div>	 <div><u>MARY SAUNDERS</u> Salesperson  519-579-4110 Fax: 519-579-3442</div>
<u>RE/MAX TWIN CITY REALTY INC.</u> 901 VICTORIA ST. N. KITCHENER, ON N2B3C3  519-579-4110 Fax: 519-579-3442	<u>RE/MAX TWIN CITY REALTY INC.</u> 901 VICTORIA ST. N. KITCHENER, ON N2B3C3  519-579-4110 Fax: 519-579-3442

