

192 GLEBE AVENUE



2025 Rental Income:

Ground Floor – \$1,983/month (Lease commenced June 1st 2016. Vacant August 30, 2026)

2-bedroom plus den and family room. Includes one garage parking space and heat.

Tenant pays hydro and hot water tank rental.

Second Floor – \$1,861/month (Lease commenced July 1st 2016)

2-bedroom. Includes one garage parking space and heat.

Tenant pays hydro. Hot water tank owned by landlord.

Third Floor – \$1,891/month (Lease commenced April 13 2017)

2-bedroom. Includes one garage parking space and heat.

Tenant pays hydro and hot water tank rental

North Entry Basement (B1) – \$1,232/month ((Lease commenced June 1st 2019, Vacant August 30, 2026)

1-bedroom. Includes heat, hydro, and hot water.

East Entry Basement (B2) – \$975/month (Vacant)

Studio. Includes heat, hydro, and hot water.

Total in rental income in 2025 - \$93,624

All rents were increased by 2.1% effective January 1st 2026

Landlord pays for water. All 4 hot water tanks are electric. Landlord rents and pays hydro on one 'public' hot water tank which provides hot water to the 2 basement units and the shared laundry.

4 units include a refrigerator, stove, dishwasher. Basement studio includes stove and fridge. Occupants have shared access to a coin-operated washer and dryer located on the ground floor and accessed by the rear door or the ground floor apartment.

2025 Expenses:

Heat	2,368.52
Hydro	1,803.30
Water & sewer	2,571.11
Reliance HWT rental for public	310.70
Property Taxes 2025	14,151.07
Insurance	4,800.00
Snow plowing	1,083.87
Garbage, vacuum, clear path of snow	2,100.00
Repairs, maintenance	3,438.85

2025 Total Expenses \$32,627.42

Upgrades include:

2023 - Vertical shingles around first floor addition

2002 - New electric breakers (panels from fuses)

2002 - New plumbing under sinks (kitchens and bathrooms)

2002 - Non conforming unit Apt. B1 (Bachelor apt. basement)

2018 - New roof (Sanderson)

2017 - New gas boiler Furnace

2016 - New bathroom, Second floor

July 10, 2026