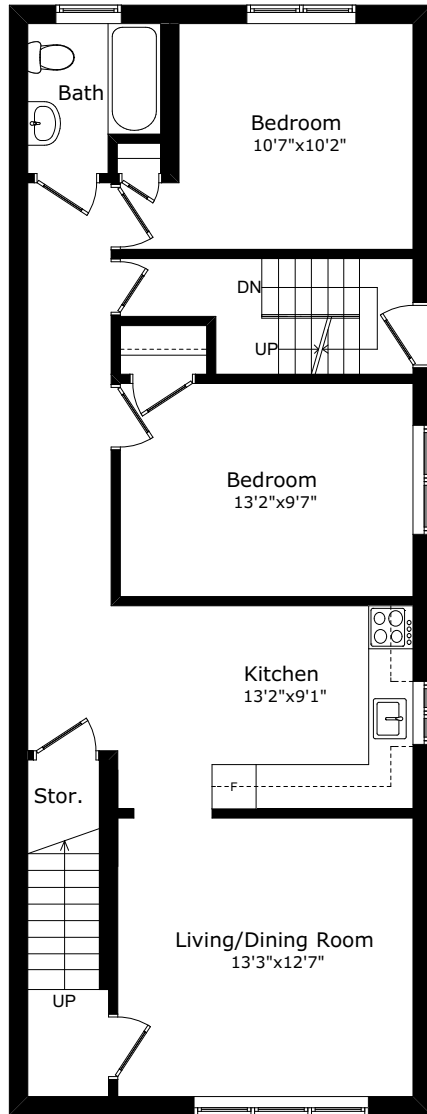
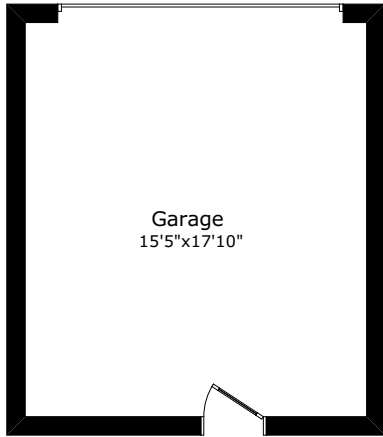
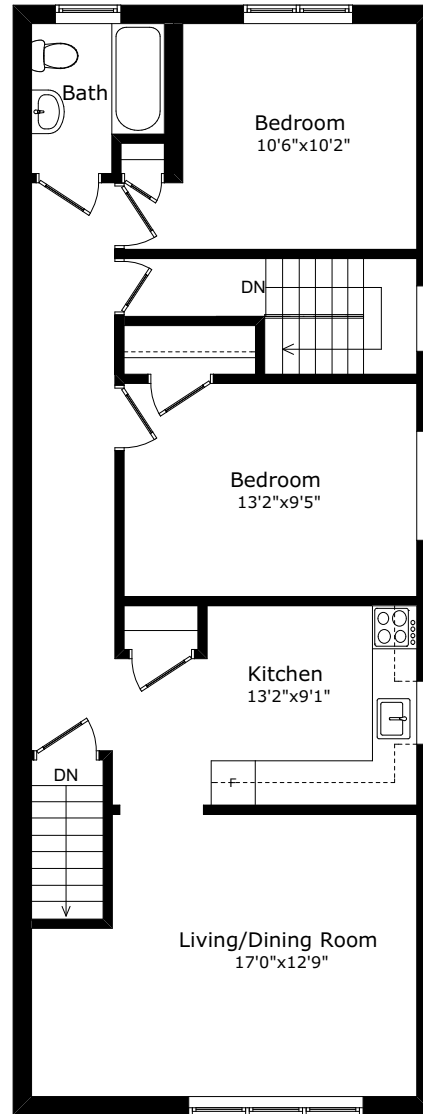


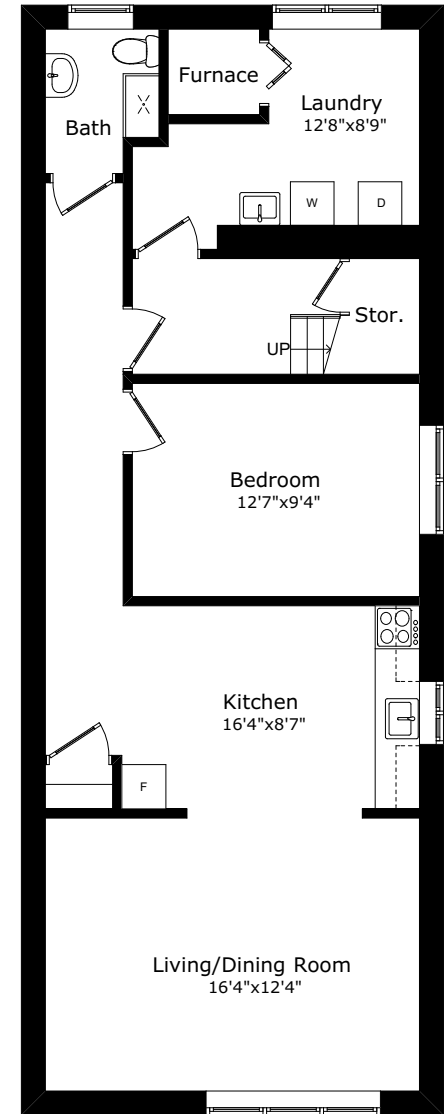
61 WEST LODGE AVENUE



MAIN FLOOR



SECOND FLOOR



LOWER FLOOR

NOTE:
THIS FLOOR PLAN IS PROVIDED FOR
ILLUSTRATIVE PURPOSES ONLY
BUYER TO VERIFY MEASUREMENTS
WWW.HOUSSMAX.CA

ROOM DATA SHEET

61 West Lodge Avenue

Data Provided by www.houssmax.ca @2017

	Imperial			Metric		
	Width	x	Depth	Width	x	Depth
Main Floor						
Living/Dining Room	13' 3"	x	12' 7"	4.04	x	3.84
Kitchen	13' 2"	x	9' 1"	4.01	x	2.77
Bedroom	13' 2"	x	9' 7"	4.01	x	2.92
Bedroom	10' 7"	x	10' 2"	3.22	x	3.09
Garage	15' 5"	x	17' 10"	4.70	x	5.44
Second Floor						
Living/Dining Room	17' 0"	x	12' 9"	5.18	x	3.89
Kitchen	13' 2"	x	9' 1"	4.01	x	2.77
Bedroom	13' 2"	x	9' 5"	4.01	x	2.87
Bedroom	10' 6"	x	10' 2"	3.20	x	3.10
Lower Floor						
Living/Dining Room	16' 4"	x	12' 4"	4.98	x	3.76
Kitchen	16' 4"	x	8' 7"	4.98	x	2.62
Bedroom	12' 7"	x	9' 4"	3.84	x	2.84
Laundry	12' 8"	x	8' 9"	3.86	x	2.67
Area Calculation						
Main Floor	955.5 sq.ft.		Garage	274.4 sq.ft.		
Second Floor	955.5 sq.ft.					
Lower Floor	955.5 sq.ft.					
Total	2866.5 sq.ft.					

61 West Lodge Avenue
Income and Expenses

Income

Unit 1- Main Floor	\$1681.00 + HYDRO
Unit 2 - Upper Floor	\$1681.00 + HYDRO
Unit 3 – Lower Level	<u>\$1300.00 + HYDRO</u>
	\$4662.00 Per Month

Total Gross Income	\$55, 944.00
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Expenses

Utilities	\$3100.00
Property Taxes	\$4176.00
Insurance	<u>\$1300.00</u>
	\$8576.00

NET Income: \$ 47, 368.00