



LONDON ONTARIO
TOWNHOMES

FOR SALE \$1,999,500

135 BELMONT DRIVE
UNITS 19-23

JULIE VARLEY

Sales Representative
julie@ateamlondon.ca
519.670.2290

KIM USHER

Sales Representative
kim@ateamlondon.ca
519.777.3327



Five 3-bedroom townhomes, packaged for investors

The A Team is excited to present this 5-unit townhome complex in the prime location of South London with close proximity to major highways, shopping and schools.



PROPERTY DETAILS

All are 2 storey, 3 bedrooms, and 2 bath row homes with existing rental incomes on 4 out of the 5 units. Features are eat-in kitchens, dining and living areas on the main floor with bedrooms located on the second level. All comprise around 1,400 sq ft living space. Located in a family-friendly part of the city - great opportunity for investors looking for properties that attract long-term rentals.



7,010
SQ FT



15



10

135 BELMONT DRIVE UNITS 19-23



THE NUMBERS

Purchase Price: \$1,999,500.00
Income/yr* \$133,668.00

Est. Total NOI: \$105,608.65
Cap Rate 5.28%

Condo Fees/yr \$18,589.80
Insurance/yr* \$3,000.00
Taxes/yr* \$7,729.55
Exp Total: \$29,319.35

Financing Options Available

Vendor Take Back Financing
Residential Financing
Commercial Financing

*Estimated amounts

*1 unit is vacant, 4 others are tenanted



JULIE VARLEY
SALES REPRESENTATIVE
JULIE@ATEAMLONDON.CA
519.670.2290

KIM USHER
SALES REPRESENTATIVE
KIM@ATEAMLONDON.CA
519.777.3327

ATEAMLONDON.CA
519.872.8326
470 COLBORNE STREET
LONDON, ON, N6B 2T3

RENTAL INCOME

Unit Numbers	Description	Monthly Rented	Annual
Unit 19	Benchmark - Rented <i>Completely renovated top to bottom, gas furnace & A/C</i>	\$2,495	\$29,940
Unit 20	Vacant <i>Painted & updated with electric baseboard heating</i>	\$0 (~ \$2,400-\$2,500)	\$0 (~ \$28,800)
Unit 21	Rented <i>White shaker styled kitchen, gas furnace & A/C, stainless steel appliances, new flooring in living/dining area</i>	\$2,445	\$29,340
Unit 22	Benchmark - Rented <i>Completely renovated top to bottom, gas furnace & A/C</i>	\$2,495	\$29,940
Unit 23	Rented <i>White shaker cupboards and electric baseboard heating</i>	\$1,304	\$15,648
Total Rental Income		\$26,733.60	\$133,668



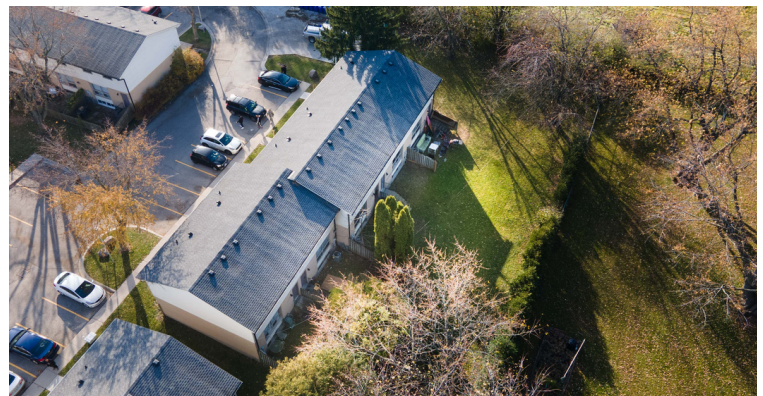
JULIE VARLEY
SALES REPRESENTATIVE
JULIE@ATEAMLONDON.CA
519.670.2290

KIM USHER
SALES REPRESENTATIVE
KIM@ATEAMLONDON.CA
519.777.3327

ATEAMLONDON.CA
519.872.8326
470 COLBORNE STREET
LONDON, ON, N6B 2T3

135 BELMONT DRIVE UNITS 19-23

*finishes vary in each unit



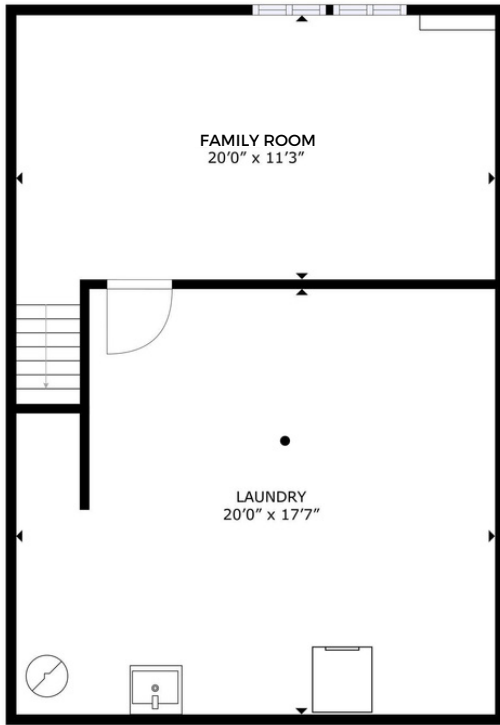
A TEAM
REAL ESTATE BROKERAGE

JULIE VARLEY
SALES REPRESENTATIVE
JULIE@ATEAMLONDON.CA
519.670.2290

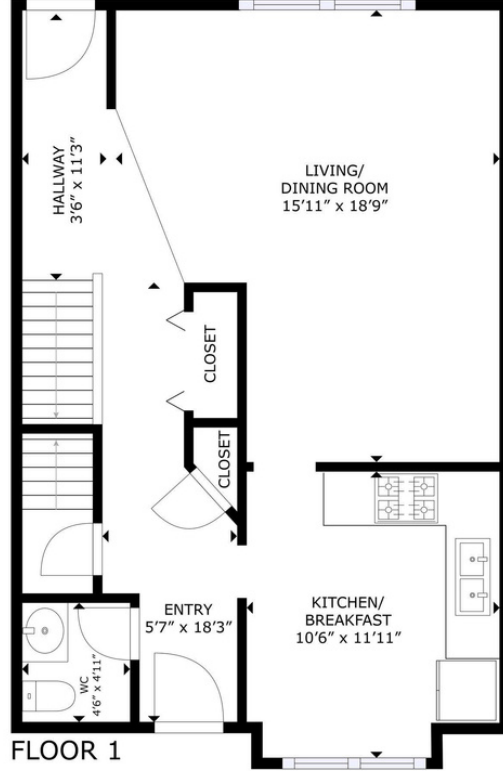
KIM USHER
SALES REPRESENTATIVE
KIM@ATEAMLONDON.CA
519.777.3327

ATEAMLONDON.CA
519.872.8326
470 COLBORNE STREET
LONDON, ON, N6B 2T3

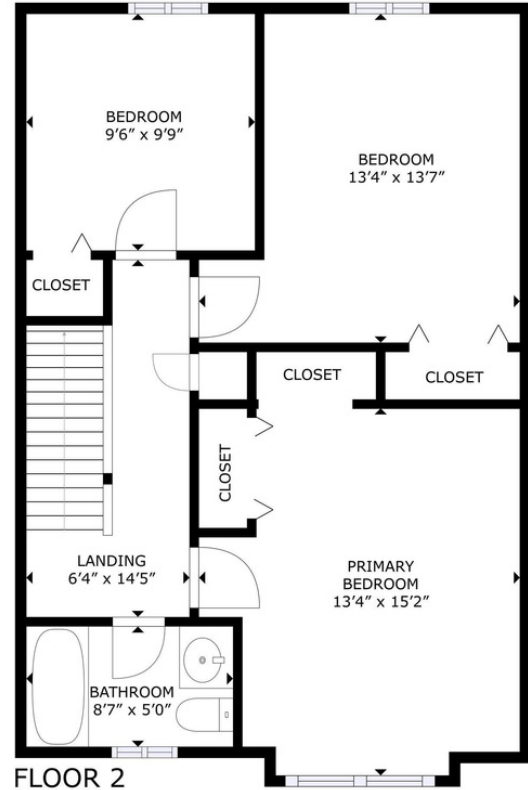
FLOORPLANS



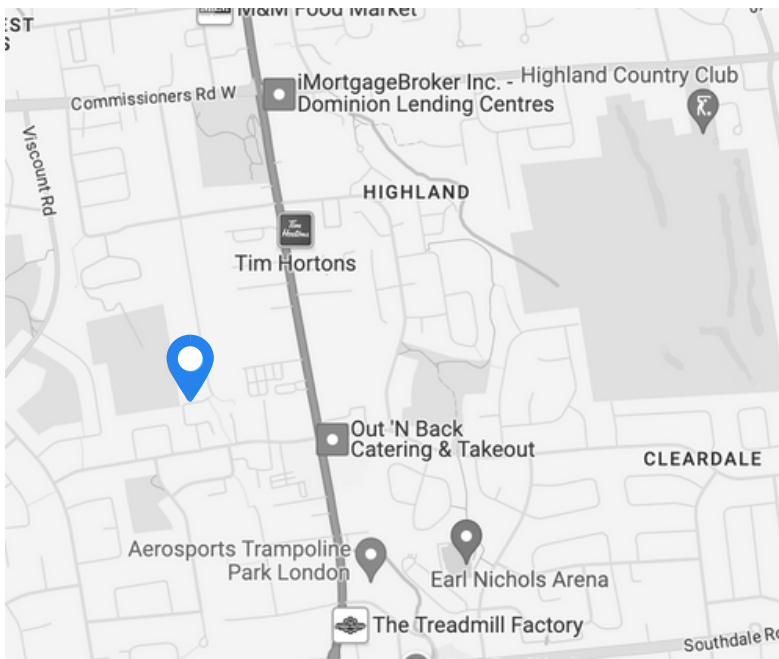
BASEMENT



FLOOR 1



FLOOR 2



JULIE VARLEY
SALES REPRESENTATIVE
JULIE@ATEAMLONDON.CA
519.670.2290

KIM USHER
SALES REPRESENTATIVE
KIM@ATEAMLONDON.CA
519.777.3327

ATEAMLONDON.CA
519.872.8326
470 COLBORNE STREET
LONDON, ON, N6B 2T3

CONTACT US



Julie Varley
SALES REPRESENTATIVE
julie@ateamlondon.ca
519.670.2290



Kim Usher
SALES REPRESENTATIVE
kim@ateamlondon.ca
519.777.3327