



Property Financials

**1050 Assumption
Windsor, Ontario**

7 Unit Apartment Building

GROSS INCOME

Unit #		Rent	Internet	Laundry	Hydro	Heat Source	Apprx SF
1	2 BR	\$ 1,375			Tenant	Baseboard	610 sf
2	1 BR	\$ 1,200	\$ 45		Tenant	Baseboard	558 sf
3	1 BR	\$ 1,300	\$ 45		Tenant	Heat Pump	649 sf
4	1 BR	\$ 1,200	\$ 45		Tenant	Baseboard	391 sf
5	1 BR	\$ 1,200	\$ 45		Tenant	Baseboard	385 sf
6	Bach	\$ 1,000	\$ 45		Tenant	Baseboard	288 sf
7	Bach	\$ 1,000			Tenant	Baseboard	288 sf
Monthly Subtotal		\$ 8,275	\$ 225	\$ 75			
Total Monthly Income		\$ 8,575					
		MONTHLY	YEARLY				
TOTAL GROSS INCOME		\$ 8,575	\$ 102,900				

**7.34% Cap Rate
Excellent Return!**

EXPENSES	MONTHLY	YEARLY
Taxes		\$ 6,537
Hydro & Water		\$ 3,583
Insurance		\$ 3,899
Internet (Optional)		\$ 852
Total		\$ 14,871
NET OPERATING INCOME		\$ 88,029

Cash Flow	MONTHLY	YEARLY
Net Monthly Income (after expenses)	\$ 7,336	\$ 88,029
Est Mortgage Pmt (6% & 30%dn)*	-\$ 5,034	-\$ 60,410
Net Cash Flow	\$ 2,302	\$ 27,619

Market Value	\$ 1,199,500
Cap Rate	7.34%
5-Year Return	\$ 138,097
Cash on Cash Return	7.67%

*based on 30% downpayment, 6% interest, 30 yr am

* 30% down = \$359,850.00

- Clean, well-maintained building.
- All hot water tanks except one were replaced in 2023.
- Includes security system (includes 8 cameras, battery backup, local storage – not monitored but can be accessed remotely).
- Includes WIFI system with Router and 2 commercial antennas.
- Each unit individually metered for Hydro.
- 1 Washer/Dryer (coin-op) included.
- Includes fridge/stove in each unit.
- Includes window AC in Unit 5
- Unit 3 has heat pump installed in 2025 for heat/AC (baseboard heat still available) in that unit.
- 4 rear parking spaces plus ample street parking.
- Backs onto University Ave – Kids Alliance Park!
- 7.34% Cap Rate with a 5-year return of \$138,097.
- Cash on Cash Return at 7.67%.
- Easy property to self-manage.

All information is believed to be accurate as of April 27, 2026, but is not guaranteed by Deerbrook Realty Inc., Brokerage and should be independently verified. All measurements are approximate. No warranties or representations are made of any kind.



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*Not intended to solicit current agency agreements

MLS® data courtesy of WECAR (Windsor Essex County Association of Realtors)