

SUMMARY OF LAND ASSEMBLY

149 Bishop Ave. lot # 1

Lot Size 50.4 ft. X 150 ft. as per survey

Type of house 3+2 BR Bungalow 2Kitchen, 2 bath AC and private entrance to the basement..

GFA 1,200 ft. approx..

Status rental property with \$ 4,500 + income per month.

Others SPA for a house of 4,840 ft. GFA excluding basement and garage ready in September.

151 Bishop Ave. lot # 2

Lot Size 50.4 ft X 150 ft. as per survey

Type of house 3+2 br. Bungalow, 3 kitchens, 3 bath, AC and private entrance to the basement.

GFA 1,200 ft. approx.

Status Vacant and fully renovated with new roof. Income potential is \$ 3,600 per month.

Others Has a permit for a 300 ft. addition to the house. And the value on the same street is around 1.5M for a 50 ft lot.

ONE YEAR PROJECT

Apply to the City's Committee of Adjustments for land division to create three building lots of 50 ft by 100 ft each. The existing bungalows will be demolished.

All three properties will be for sale as land value for \$ 1.130,000 each and with a 45 days closing.

Seller has retained Weston Consulting for Planning and advice.

Documents are ready for submission to the City.