

PROPERTY: 82 – 86 WURTEMBERG STREET

JUNE 1, 2026



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

RENTAL INCOME

- 82 Wurtemberg Street (Basement / Lower Level) - \$2,800 / month + hydro, no parking.
 - Four-bedroom furnished apartment typically rented to students due to proximity to University of Ottawa – always easy to rent. Rented currently to four female students on a single lease. Internet service included in this lease.
 - Initial term ended April 30th, now month-to-month.
- 84 Wurtemberg Street (Second Floor / Upper Level) - \$1,588.75 / month + hydro, one parking space included.
 - One bedroom plus den apartment featuring front and rear balconies, skylight.
 - Initial term ended April 30, 2023, month-to-month since then.
- 86 Wurtemberg Street (Main Floor) - \$2,200 / month + hydro, one parking space included.
 - Very large two-bedroom apartment including a formal living room, formal dining room, and rear flex (den, office, media, family...) room.
 - Initial term began February 1, 2026, ends (and month-to-month commences) February 28, 2027
- Total annual gross rental income - \$79,065

OPERATING EXPENSES

- Property tax (2025) - \$10,950.77 (2026 Interim) - \$5,511.37
- Property insurance (2025) –
- Each tenant pays their hydro.
- Landlord / owner pays water & sewer, natural gas, common area hydro, and for 82 Wurtemberg Street only the landlord provides Internet service.
- Natural gas (2025) – \$2,268.20
- Hydro (2025) – \$2,759.17
- Water & sewer (2025) – \$2,234.21
- Internet (lower apartment) (2025) - \$1,315.12
- Total annual operating expenses - \$23,100 + \$1,315.12 basement Internet (noted separately as owner could easily remove this expense with signing of next tenants, as this unit is usually rented to students and turns over reliably every few years)

INCLUDED IN THE SALE

- 82 Wurtemberg Street (Furnished Rental): all furniture and appliances (2 queen, 1 double, 1 single bed, 4 desks and chairs, various chests of drawers, shelves and wardrobes, chairs and settee in living room, refrigerator, stove, washer, dryer, pots & pans, cutlery, toaster etc.
- 84 Wurtemberg Street: refrigerator, stove, washer & dryer.
- 86 Wurtemberg Street: refrigerator, stove, washer & dryer.
- Hot water storage tank.

EXCLUDED FROM THE SALE

- Tenants' belongings.
- Outdoor planters in the back area belong to tenants.
- Exterior metal storage unit belongs to tenants.
- Any window air conditioning units in place.

MAINTENANCE, UPDATES & FEATURES

- High efficiency on-demand boiler system with separate zones for each dwelling unit.
- Each apartment controls their own temperature; heat and hot water provided from one high efficiency on-demand system plus hot water storage tank.
- Boiler system plumbing, pumps, and controls overhauled in 2018
- Air conditioning only by window units (any in place are owned by tenants) – tenants pay hydro.
- Roof - 2014 plus repairs during installation of skylight in 2019
- Skylight in loft (84 Wurtemberg Street) – 2019
- Basement kitchen and living room windows – 2022
- Skylight in loft – 2019
- Window in stair area of loft – 2014
- Windows in basement West side – 2013
- All other windows of unknown age.
- Loft bathroom renovation – 2013
- Various toilet and appliance replacements made over the years.
- New hardwood flooring in some rooms of the main floor – 2013
- New vinyl plank in lower apartment living room – 2020
- New cabinets added to lower apartment kitchen – 2020
- Roof heating system to prevent ice damming – 2021

PROSPECTUS

82 - 86 Wurtemberg Street - MacDonald Gardens	
Income	Current
82 Wurtemberg (Basement 4-Bedroom)	\$ 2,800.00
84 Wurtemberg (Loft 1-Bedroom + Den) + 1 Parking	\$ 1,588.75
86 Wurtemberg (Main Floor 2-Bedroom + Den, Dining) + 1 Parking	\$ 2,200.00
Total Annual Income	\$ 79,065.00
Expenses	Current
Property Tax	\$ 11,000.00
Insurance	\$ 4,700.00
Hydro	\$ 2,800.00
Natural Gas	\$ 2,300.00
Water	\$ 2,300.00
Total Annual Expenses	\$ 23,100.00
Monthly Net Operating Income	\$ 4,663.75
Metrics & ROI (Financing with Sample Terms)	Current
(assuming 4.2% mortgage interest and 25 year amortization)	
Down Payment 30% (minimum down payment)	\$ 325,000
Mortgage payment	\$ 4,260.31
Average Annual ROI (5 year term)	4.9%
Cap Rate	4.6%
Debt Coverage Ratio	0.99
(assuming 4.2% mortgage interest and 30 year amortization)	
Down Payment 30% (minimum down payment)	\$ 325,000
Mortgage payment	\$ 3,863.44
Average Annual ROI (5 year term)	4.6%
Debt Coverage Ratio	1.09
(assuming 4.2% mortgage interest and 25 year amortization)	
Down Payment	\$ 425,000
Mortgage payment	\$ 3,723.49
Average Annual ROI (5 year term)	4.5%
Debt Coverage Ratio	1.13

SCHOOL & NEIGHBOURHOOD INFORMATION

Click the link below to access information about local schools, parks, transit and safety.

[82 – 86 Wurtemberg Street Neighbourhood Information](#)