

PROPERTY: 82 – 86 WURTEMBURG STREET

SEPTEMBER 1, 2026



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



ADDITIONAL INFORMATION

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 Wurtemburg Street (Basement / Lower Level) – \$2,800 / month all-inclusive, no parking.
 - Four-bedroom furnished apartment. Rented currently to four female students on a single lease. Internet service is also included in this lease. This can revert to tenants paying hydro & not providing Internet if desired when tenancy turns over, which happens regularly as it is typically rented to students due to proximity to Ottawa U.
 - Initial term ended April 30th, now month-to-month.
- 84 Wurtemburg 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 Wurtemburg 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 - \$10,950.77 (2025) - \$5,511.37 (2026 interim)
- Property insurance (2025) – \$4,667.88
- Loft and main floor tenants pay their own hydro.
- Landlord / owner pays water & sewer, natural gas, common area hydro.
- Current lease for 82 Wurtemburg Street (basement unit) is all-inclusive. Landlord pays hydro and provides wireless Internet.
- Natural gas (2025) – \$2,268.20
- Hydro (2025) – \$2,759.17 – (Common areas plus basement apartment under current lease.)
- Water & sewer (2025) – \$2,234.21
- Internet (lower apartment) (2025) – \$1,315.12
- Total annual operating expenses – \$23,100 + \$1,315.12 basement Internet

INCLUDED IN THE SALE

- 82 Wurtemburg 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 Wurtemburg Street: refrigerator, stove, washer & dryer.
- 86 Wurtemburg 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
- Vinyl plank flooring in two rear bedrooms of basement unit – 2026

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
Cap Rate	4.8%
(assuming 4.4% mortgage interest and 25 year amortization)	
Down Payment 29% (probable minimum down payment)	\$ 299,950
Mortgage payment	\$ 4,204.92
Average Annual ROI (10 year term)	5.1%
Debt Coverage Ratio	1.01
(assuming 4.4% mortgage interest and 30 year amortization)	
Down Payment 30% (minimum down payment)	\$ 299,950
Mortgage payment	\$ 3,824.93
Average Annual ROI (10 year term)	4.9%
Debt Coverage Ratio	1.10

SCHOOL & NEIGHBOURHOOD INFORMATION

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

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