



713 CEDAR ST., DUNNVILLE

3,636 sqft in living area in two dwellings

- 5 beds
- 2 bathes

[**CLICK HERE LISTING LINK**](#)



Two fully rented houses on one property with secondary access from alleyway off Cross St. E.

713 Cedar St. #A

\$2,552.50 per month + bills.

713 Cedar St. #B

\$2,500 per month + bills

TOTAL INCOME in 2025

\$60,630

Purchase Price: \$599,900*

20% down \$119,980

Mortgage \$479,920 @ 4.04%

MORTGAGE INTEREST RATE PROVIDED BY Mortgage Agent MEGAN MOODY

905-537-4719 megan.moody@cmamortgages.com March. 9, 2026, rates subject to change OAC call Megan for pre-approval & today's best rates. *purchase price is just an example, purchase price to be negotiated.

- Monthly Mortgage payments \$2,534.89---
\$30,417.48 per year

- Property Taxes \$2,692.26 per year
- Property Insurance \$3,500 per year

- Hot Water Tank rentals \$600 per year
- Total Operating Expenses \$37,209.74

NOTE: if you occupy 1 of the units your interest could be lower and your downpayment maybe less. ASK MEGAN

Megan Moody



Mortgage Agent Level 1 #M25002020



Scan me!

Direct: 905-537-4719
megan.moody@cmamortgages.com

YEARLY PROFIT 5 YEARS

2026 2.1% yearly rent increase

Maximum yearly increase can go as high as 2.5%
total income numbers are using 2.1% increase per year

2026 total income \$23,420.26

2027 new rental income \$61,903.23, total income \$24,693.49

2028 new rental income \$63,203.20, total income \$25,993.46

2029 new rental income \$64,530.47, total income \$27,320.73

2030 new rental income \$65,885.61, total income \$28,675.87

TOTAL POSSIBLE 5 YEAR INCOME \$130,103.81

INVESTMENT AFTER 5 YEARS

TOTAL 5 YEAR INCOME \$130,103.81



ORIGINAL INVESTMENT \$119,980

+ PRINCIPLE PAID \$61,920

= NEW EQUITY VALUE \$181,900



INCOME TAX WRITE OFF EXPENSES

Operating Expenses Write Off
\$33,961.30

Mortgage Interest Write Off
\$90,173.40