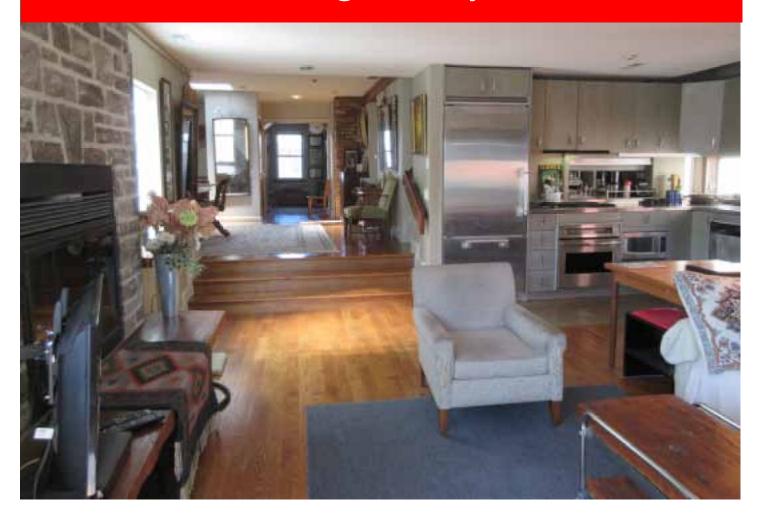
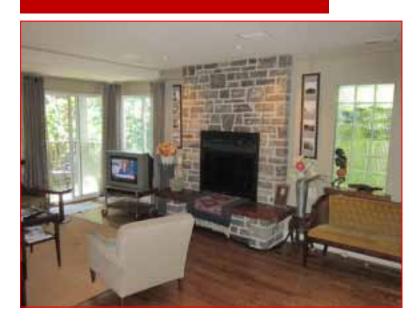
For Sale—88 Guigues - Byward Market



- ► A legal duplex, this 140-year-old home was ingeniously designed to easily become a triplex or fourplex. Live in it yourself, rent all units or create an Airbnb business.
- ▶ It is a mix of old world charm and modern amenities. It has been lovingly reconstructed using quality materials including reclaimed wood for beams, sills and other features.
- ► The owner's 2,000 square foot unit is mostly on the second and third floors. It has three full bathrooms. There are four bedrooms, one of which is a plumbed in-law suite which can be expanded to create a separate small ground floor unit. One of the bedrooms could be divided to create a fifth.

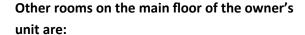
- ► The main floor, two bedroom/1 bathroom, 800 square foot apartment, completes the home.
- ➤ This artfully-designed home borders the historic Byward Market and is within a few blocks of Parliament, the U.S. Embassy, National Arts Centre, National Art Gallery, the Rideau Canal, miles of bike and walking paths and public transportation —including the new LRT restaurants and amenities.
- ► The foundation is newly-parged limestone, circa 1916, with finished beams.
- Although you don't need a car, it includes outdoor parking for guests, a beautiful patio garden in the back and five decks and one full-width front porch.

Main Level - owner's unit





▶ Brick accents and solid wood floors, doors and beams add warmth to the home.



10' x 20' Bedroom

10' x 12' Study

Bathroom with large shower and laundry



▶ Dining Room with skylight

► The 18' x 20' Great Room (seen in full on the cover) consists of the kitchen and living room with its beautiful limestone fireplace and 6' x 10' deck which overlooks the gorgeous Basilica and Parliament Hill.

➤ Created by a great cook, the kitchen is totally stainless and features top quality Miele and Amana appliances, an appliance garage and glass blocks to let in even more light.



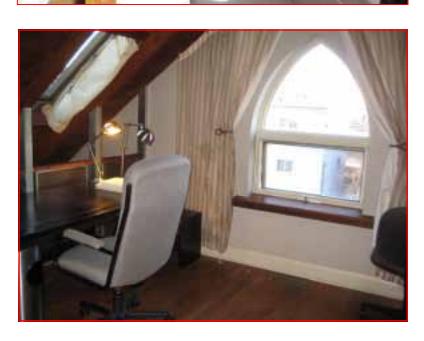
Second Level - owner's unit

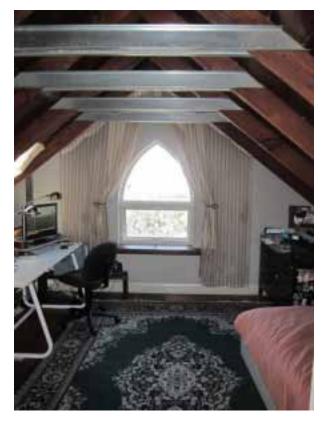


► The 12' x 16' master bedroom features built-in queen bed, hardwood floors, wood beams, walk-in and full length closets, storage and an 8' x 10' deck with unobstructed views of Parliament and the Peace Tower.



► The 10' x 12' six-fixture master bathroom features high ceilings with heritage wood beams, heated floor, plenty of cabinetry, a large Jacuzzi tub, large shower and lots of light from skylights.





➤ The 10' x 12' loft bedroom can be used as a study. A skylight and large window provide plenty of light. Features a built-in bed and good closet/storage space.

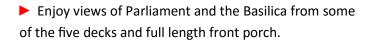
Owner's unit



► Bedroom # 3 is 20' x 10'.



► The 10' x 12' Study is adjacent to bedroom #2 and leads to a second 6' x 10' balcony and the upper loft bedroom/study.





Beautiful Perennial Gardens





Great Neighbourhood



Just two blocks from home, you'll find an abundance of farmer's stands, food stores, restaurants and other amenities. It's just like living in a small village within the national capital.

Details

Street-level floor (Rental apartment, Furnace & storage, nanny suite for owner's unit)

Rental Apartment (800 square feet)

Living room 14'x14'
Kitchen 12' x 6'
Master Bedroom 14' x 9'

Bedroom 2 10' x 9'
Bath 6' x 6'
Deck 12' x 6'

Nanny Suite 16' x 10'

Includes three piece bathroom & separate entrance

Deck 10' x 8'

Furnace/Storage Room

Includes three separate, locked storage areas, carpeted laundry room and furnace area

Second floor (Main level of owner's 2,000 square foot suite)

Great room 20' x 18' (living room & kitchen)

Dining room 14' x 13'

Bedroom 20' x 10'

Study 12' x 10'

Bathroom 10' x 6' (incl washer & dryer)

Decks (2) Each 10' x 6"

Third Floor (Top floor of owner's suite)

Master bedroom $16' \times 12'$ Master bath $12' \times 10'$ Loft bedroom $12' \times 10'$

Includes walk-in closet, other closets & storage

Deck 10' x 8'

Features

This home has been completely and lovingly restored to create an oasis at the edge of the historic Byward Market. It features:

- Reclaimed wood beams & sills
- New oak hardwood throughout
- Neo –gothic windows
- Six skylights
- Quality Miele and Amana kitchen appliances
- Stainless steel countertops
- Gas fireplaces in owner's unit and rental apartment
- Extensively landscaped—\$50,000
- Furnace (natural gas), roof and windows—1999
- Hydro & gas separately metered
- Extensive decking—\$50,000
- Enhanced wrought iron security
- Large clean and dry basement storage area with three separate lockers
- Basement also includes carpeted laundry room for tenant's use
- Great views of Parliament from the owner's unit
- Designed by a top architect and reconstructed by a quality builder
- Zoned R4S. Note, the identical home next door is a legal fourplex, establishing a precedent for four units. 88 Guigues was designed to easily become a fourplex with plumbing is in place.
- Lot size 33.55" x 104.25" deep (322 square metres)
- Recent construction is by G. M. French Ltd., architecture by Leaning & Associates

Financials Asking price: \$1,200,000

RENT ALL UNITS OPTION Easily units and rent them all	y co	O	nvert	build	ding to four	
Owner's suite (1) @ \$1,900 plus utilities				\$22,800		
Owner's suite (2) @ \$1,800 plus utilities				\$21	,600	
Nanny suite @ \$900				\$10	,800	
Cable/WiFi expense charged to	te	n	ants	\$	720	
Apartment @ \$1,600				\$19	,200	
Gross income				<u>\$75</u>	<u>,120</u>	
Net expenses				\$13	,940	
Net Operating Income				\$61	,180	
Asking Price				\$1,2	200,000	
CAP Rate: 5.1 Building is in excellent shape						
EXPENSES						
Water @ \$70/month	\$		840			
Тах	\$	9	,600			
Insurance	\$	2	,880			
Snow removal	\$		620			
Total expenses	\$	1	<u>3,940</u>			

OWNER LIVE-IN OPTION Owner lives in the main unit and rents the apartment and nanny suite

Owner's suite @ \$3,700	\$44,400
Nanny suite @ \$750	\$ 9,000
Apartment @ \$1,600 includes utilities	\$19,200
Gross income	\$72,600
Net expenses	\$16,640
Net Operating Income	\$55,960
Asking Price	\$1,200,000

CAP Rate: 4.7

** Owner's unit is currently owner-occupied. Income figure estimated as per current market trend. Apartment is currently rented on a month-to-month lease. Owner would prefer to rent this unit long-term for himself.

Building is in excellent shape.

EXPENSES

Hydro @ \$310/month	\$ 3,720
Gas @ \$185/month	\$ 2,220
Water @ \$70/month	\$ 840
Cable/Wifi @60/month	\$ 720
Тах	\$ 9,600
Insurance	\$ 2,880
Snow removal	\$ 620
Total expenses	\$ 20,600
Minus utilities pd from	\$ 3,960
Owner's unit tenant	
Net Expenses	\$16,640

Information provided by owner but not warranted.



