



593 Harvey St., Peterborough

*Income Property, Student Rental*

## Investor Information Package







# 593 Harvey St., Peterborough

*Income Property, Student Rental*

Property Member Full

593 HARVEY Street, Peterborough, Ontario K9H 3L1

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS#: 40088885

List Price: \$399,900

New Listing



**Peterborough/Peterborough Central/3 North**  
1.5 Storey/House

	Beds	Baths	Kitch
Main	3	1	1
Second	3	1	

Beds (AG+BG): 6 (6 + 0)  
Baths (F+H): 2 (2 + 0)  
SF Range: 1501 to 2000  
AG Fin SF: 1,999/Public Record  
BG SF: 0/Other  
DOM/CDOM: 1/1  
Common Interest: Freehold/None  
Tax Amt/Yr: \$3,078.00/2020  
Lot Size: 5,987.70/Square Feet

Seller: BLACK, BARRY EDWARD; BLACK, JANETTE ELIZABETH; BLACK, BRANDON JOSEPH  
Recent: 03/29/2021 : New Listing

## Remarks/Directions

**Public:** Perfect for investors, students, or first home. 6 bedrooms, 4pc bathroom, 3pc bathroom, main floor laundry. Large eat-in kitchen. Large cold storage room. Mostly-fenced yard. 2 storage sheds. Paved single wide driveway. Steps from Water Street and the Trent Express bus route. Short walk to trails, downtown restaurants, cafes, shopping, farmer's market, movies, clubs. Rental income \$43K. Buyer to assume current tenant(s). Great turnkey investment.

**REALTOR®:** Investor Package available in Documents which includes NOI and full list of inclusions. Masks, gloves, and hand sanitizer available inside front door. Offer presentation April 5th at 1PM. All Offers pertaining to this listing will need to be accompanied by FORM 801 Offer Summary Document and must include Interest Bearing Trust Account Clause; see Documents for Schedule B. Please review the Covid-19 Property Safety Showing Procedures prior to a showing.

**Directions:** Water to Dublin. Turn right. Then turn right onto Harvey.

## Common Elements

**Exterior**

Exterior Feat: Porch, Storage Buildings  
Construct. Material: Vinyl Siding  
Shingles Replaced: Foundation: Stone  
Year/Desc/Source: 1860/Completed / New/Public Records  
Property Access: Municipal Road  
Other Structures: Shed  
Pool Features: None  
Parking Features: Asphalt Driveway, Private Single Driveway  
Parking Spaces: 3 Driveway Spaces: 3.0  
Garage Sp/Desc: 0 Spaces Parking Assigned: 3  
Services: Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone  
Water Source: Municipal Water Trmt: None  
Lot Size Area/Units: 5,987.70/Square Acres Range: < 0.5  
Acres Rent:  
Lot Front (Ft): 38.32 Lot Depth (Ft): 0.00  
Location: Urban Lot Irregularities:  
Area Influences: Downtown, Public Transit, River/Stream, Shopping Nearby, Trails  
View: Flat  
Topography: Flat  
Restrictions: Unknown  
Local Impvmt: No

Roof: Asphalt Shingle  
Prop Attached: Detached  
Apex Age: 100+ Years  
Rd Acc Fee:  
Winterized:  
Carport Sp:  
Sewer: Sewer (Municipal)  
Retire Com:  
Fronting On:  
Exposure: No West

## Interior

**Interior Feat:** Built-In Appliances, Water Heater  
Access Feat: None  
Basement: Crawl Space Basement Fin: Unfinished  
Laundry Feat: Common Area, Main Level  
Cooling: Central Air  
Heating: Forced Air, Gas  
Fireplace: 0  
Under Contract: HWT-Electric  
Inclusions: Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Furniture, Refrigerator, Smoke Detector, Stove, Washer  
Furnace Age: Tank Age: UFFI: No

## Property Information

Common Elem Fee: No  
Legal Desc: PT LT 1 S OF DUBLIN ST, E OF WATER ST PL 1 TOWN OF PETERBOROUGH; PT LT 2 S OF DUBLIN ST, E OF WATER ST PL 1 TOWN OF PETERBOROUGH AS IN R218180, S/T R218180; PETERBOROUGH CITY  
Zoning: R1, R2, R3  
Assess Val/Year: \$216,000/2021  
PIN: 284840019  
ROLL: 151404009011700  
Possession/Date: Immediate/2021-04-30  
Possession Rmks: if assuming tenants  
Local Improvements Fee: No  
Survey: None/  
Hold Over Days: 90  
Occupant Type: Tenant  
Deposit: 20000.00

## Marketing

Showing Requirements: Showing System  
Showings:  
Showing Instructions: Book through Showing Time  
Lockbox Type: SentiLock  
Sign on Prop: Yes  
Possession: Immediate  
Locbox Loc/Serial#: Front Door/

## Brokerage Information

List Date: 03/29/2021  
Financing: Seller To Discharge  
Buyer Agency Compensation Remarks: 2.5%  
Assignment Of Listing: No  
Original List Price: \$399,900.00  
List Brokerage: Re/Max Eastern Realty Inc. Brokerage 181  
List Salesperson: GEOFF WHITE, Salesperson  
Email: geoffwhite@remax.net  
Source Board: Peterborough and the Kawarthas  
Prepared By: GEOFF WHITE, Salesperson  
Expiration Date: 06/30/2021  
SPIS: No  
Int Bearing Bkg Trust Account: Yes  
Contact After Expired: No  
Special Agreement: No  
HST Applicable to Sale: No  
Brkge #: (705) 743-9111  
Direct #: (705) 930-1308  
L/SP Cell: (705) 930-1308

Date Prepared: 03/30/2021

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix



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### **Net Operating Income 2020**

ANNUAL OPERATING EXPENSES					
Administrative Fee	\$0	Mgmt. Expense	\$0	Rental Income	\$36,664
Building Insurance	\$2,129	Property Taxes	\$3,078	Laundry Income	\$0
Garbage	\$0	Hot Water Tank Rental	\$454	Other Income	\$0
Natural Gas	\$1,273	Snow Removal	\$0	<b>Net Income</b>	<b>\$36,664</b>
Electricity	\$1,524	Water & Sewer	\$1,100		
Laundry Rentals	\$0	Internet	\$1,153		
Maintenance & Repairs	\$4,816				
		<b>Total Operating Expenses</b>	<b>\$15,527</b>	<b>Net Operating Income</b>	<b>\$21,137</b>

### **Room by Room Rent**

2020			2021	
Bedroom #1	\$ 600.00		Bedroom #1	\$ 650.00
Bedroom #2	\$ 613.20		Bedroom #2	\$ 613.20
Bedroom #3	\$ 675.00		Bedroom #3	\$ 675.00
Bedroom #6	\$ 350.00		Bedroom #6	\$ 350.00
Bedroom #5	\$ 675.00		Bedroom #5	\$ 675.00
Bedroom #4	\$ 650.00		Bedroom #4	\$ 650.00
	\$ 3,563.20			\$ 3,613.20
	12			12
	\$ 42,758.40			\$ 43,358.40



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Bedroom #1



Bedroom #3



Bedroom #4



Bedroom #5





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**Inclusions:**

**Kitchen**

3 x Fridge  
1 x Stove  
1 x Dishwasher  
1 x Stand Up Freezer  
1 x Table  
2 x Chairs  
6 x Food Storage Cabinets

**TV Room**

1 x Leather Loveseat  
1 x Leather Chair  
1 x Coffee Table  
1 x TV Stand  
1 x TV

**Bedroom #1**

1 x Bed  
1 x Dresser  
1 x Table  
1 x Night Stand  
1 x Lamp

**Bedroom #2**

1 x Bed  
1 x Dresser  
1 x Night Stand  
1 x Chair

**Bedroom #3**

1 x Bed  
1 x Dresser  
1 x Night Stand

**Bedroom #4**

1 x Bed  
1 x Dresser  
1 x Desk  
1 x Office Chair  
1 x Chair  
1 x Night Stand

**Bedroom #5**

1 x Dresser  
1 x Night Stand  
2 x Storage Shelves

**Bedroom #6**

1 x Bed  
1 x Dresser  
1 x Night Stand  
1 x Desk  
2 x Shelves  
1 x Electric Fan

**Laundry**

1 x Washer  
1 x Dryer

**Storage Shed - 9'7 x 5'9**

**Storage Shed – 8' x 8'**

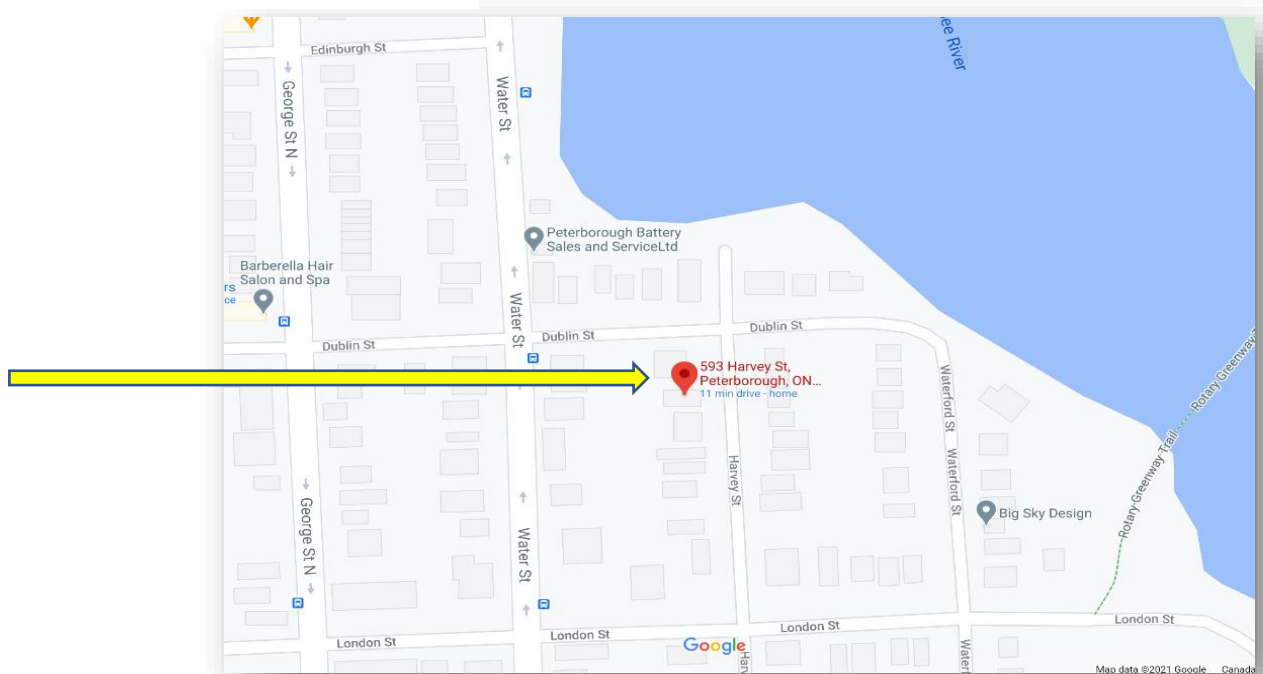




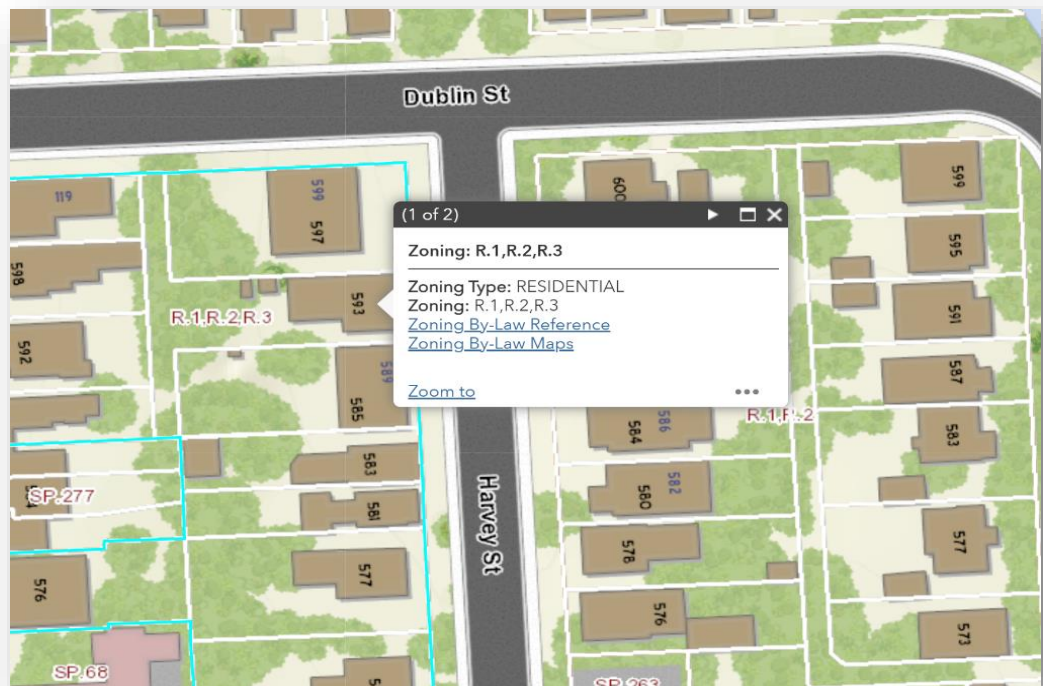
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## Central Location



## Zoning





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593 HARVEY ST, PETERBOROUGH | PIN 284840019

Generated on March 29, 2021

**593 HARVEY ST  
PETERBOROUGH  
K9H 3L1**

PIN 284840019

## Basic Client Report



This report was prepared by:

**Geoff White**  
Sales Representative

geoffwhite@remax.net  
www.GeoffWhite.ca

**Re/Max Eastern**

91 George St. N.  
Peterborough, Ontario, Canada, K9J 7Y8  
Office: 705-743-9111  
Fax: 705-743-1034

## Property Details - PIN 284840019

PIN:	284840019
Land Registry Office:	PETERBOROUGH (45)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Area:	5984.73 sq.ft
Perimeter:	531.5 ft.
Measurements:	12.0ft. x 142.44ft. x 12.0ft. x 47.17ft. x 112.59ft. x 38.0ft. x 112.42ft. x 57.26ft.
Legal Description:	PT LT 1 S OF DUBLIN ST, E OF WATER ST PL 1 TOWN OF PETERBOROUGH; PT LT 2 S OF DUBLIN ST, E OF WATER ST PL 1 TOWN OF PETERBOROUGH AS IN R218180, S/T R218180 ; PETERBOROUGH CITY

## Aerial View Of Property



## Street View



## Assessment Information

ARN 151404009011700	
Phased-In Value	Assessed Value
\$216,000	\$216,000
2021 Tax Year	Based on Jan 1, 2016
Frontage: 38.33 ft.	Description: Single-family detached (not on water)
Depth: N/A	Property Code: 301

## Sales History

Sale Date	Sale	Type
Jan 28, 2021	\$2,139.68	Transfer
Jun 28, 2017	\$283,000	Transfer
Sep 30, 2011	\$2	Transfer





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## GeoWarehouse Residential Detailed Report (Level 2)

**Property Address:**

593 HARVEY ST

**Municipality:**

PETERBOROUGH CITY

**Roll Number:**

151404009011700

**Legal Description:**

PLAN TOWN 1 PT LOT 2 S DUBLIN ST E WATER  
ST PT LOT 1 S DUBLIN ST

**Taxation Year:**

2021

**Phase-in Assessment Value:**

\$216,000

**Property Code & Description:**

301 - Single-family detached (not on water)

**Last Valid Sale Date (yyyy/mm/dd):**

2021/01/28

**Last Valid Sale Amount:**

\$2,140

**Services:****Hydro**

Y - Hydro available

**Water**

M - Municipal

**Sanitary**

M - Municipal

**Heating**

FA - Forced Air

**Air Conditioning**

N

**Lot Details:****Frontage**

38.33 ft

**Depth**

-

**Site Area**

.14 A

**Zoning**

R1

**Pool**

N

**Primary Structures:****Structure Code & Description:**

301 - SINGLE FAMILY DETACHED

**Year Built:**

1860

**Total Floor Area (Above Grade) (sq ft):**

1,500-1,999

**Basement Total Area (sq ft):**

0-399

**Basement Finished Area (sq ft):**

0-399

**Full Storeys:**

1

**Bedrooms:**

4

**Full Bathrooms:**

2

**Half Bathrooms:**

-

**Garage Structures:****Structure Code & Description:****Year Built:****Garage Spaces:****Other Structures:****Structure Code & Description:**

102 - SHED

**Year Built:**

1870





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November 29, 2002

## SECTION 7

### RESIDENTIAL DISTRICT 1 (R.1)

#### PERMITTED USES

7.1 No person shall within an R.1 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling

#### REGULATIONS

7.2 No person shall within an R.1 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot	1
b) minimum lot area	370 square metres
c) minimum lot width	12 metres
d) minimum lot depth	30 metres
e) minimum building setback	
i) side lot line	1.2 metres
ii) rear lot line	7.6 metres
f) maximum building coverage	
1) one storey dwelling	45%
2) two storey dwelling	40%
g) maximum number of storeys	2
h) minimum floor area	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%
7.3 R.1 District is hereby designated as a residential district.	



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November 29, 2002

## SECTION 8

### RESIDENTIAL DISTRICT 2 (R.2)

#### PERMITTED USES

- 8.1 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof for any purpose other than:
- (a) a dwelling

#### REGULATIONS

- 8.2 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) maximum number of dwelling units per lot	2
b) minimum lot area per dwelling unit	278 square metres
c) minimum lot width per dwelling unit	9 metres
d) minimum lot depth	30 metres
e) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	1.2 metres 7.6 metres
f) maximum building coverage <ul style="list-style-type: none"><li>1) one storey dwelling</li><li>2) two storey dwelling</li></ul>	45% 40%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%
8.3 R.2 District is hereby designated as a residential district.	



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December 31, 2017

## SECTION 9

### RESIDENTIAL DISTRICT 3 (R.3)

#### PERMITTED USES

9.1 No person shall within an R.3 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) a Dwelling
- (b) a Lodging House

#### REGULATIONS

9.2 No person shall within an R.3 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot	8
b) minimum lot area per dwelling unit	230 square metres
c) minimum lot width per dwelling unit	6 metres
d) minimum lot depth	30 metres
e) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	2.4 metres 9 metres
f) maximum building coverage	35%
g) maximum number of storeys	2
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
j) the following regulations will apply to a Lodging House: <ul style="list-style-type: none"><li>i) maximum number of bedrooms</li><li>ii) minimum number of water closets, washbasins, bathtubs or showers</li></ul>	10 1 per 5 Lodgers
k) no cooking facilities shall be permitted in any Bedroom or room other than a kitchen in a Lodging House.	
l) no owner or person authorized by the owner shall establish, operate, cause or permit the use of a Lodging House on the same lot which supports a Dwelling Unit that is not already a Lodging House.	

9.3 R.3 District is hereby designated as a residential district.