

Off Market Opportunity - Private Sale

360 Friel St, Ottawa

16 Units, 20 Beds - Short walk to uOttawa

Price \$5,995,000.00



360 Friel St



Property Summary

- 16 units, 20 beds, All-Inclusive, fully furnished
- 98 Walk Score, 87 Transit Score, 99 Bike Score
- Secure building with Cameras, Intercom and digital locks
- New Addition just completed Fall 2025
- Surrounded by restaurants, pubs, convenience and grocery stores

Links

Floor Plans

VR Tour

VR Tour 2

Property Summary

REVENUE	Monthly	Annual	
Residential Rental	\$33,535	\$402,420	
Parking / laundry	\$150/\$315	\$1,800/\$3,780	
2% Vacancy	-\$674	-\$8,084	
PROJECTED REVENUE	\$33,326	\$399,916	

EXPENSES	Monthly	Annual	%
Municipal Taxes	\$1,790	\$21,484	5.42%
Utilities	\$1,922	\$23,064	5.82%
Repairs and Maintenance	\$1,320	\$15,845	4.00%
Property Management Fees	\$1,307	\$15,687	3.96%
Insurance	\$2,260	\$27,125	6.85%
Advertising	\$165	\$1,981	0.50%
General Admin & Other	\$3	\$40	0.01%
TOTAL OPERATING EXPENSES	\$8,767	\$105,226	26.55%

TOTAL PROJECTED NET INCOME	\$24,711	\$294,690	
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Rent Roll

Unit #	Unit size (sq ft)	Unit Type	Monthly Rent		Projected Annual Rent
1	532	2 Bedrooms	\$	2,600	\$ 31,200
2	313	Bachelor	\$	1,825	\$ 21,900
3	242	Bachelor	\$	1,825	\$ 21,900
4	244	Bachelor	\$	1,675	\$ 20,100
5	253	Bachelor	\$	1,890	\$ 22,680
6	733	2 Bedrooms	\$	2,600	\$ 31,200
7	350	1 Bedroom	\$	2,350	\$ 28,200
8	351	1 Bedroom	\$	2,350	\$ 28,200
9	612	2 Bedrooms	\$	2,600	\$ 31,200
10	651	3 Bedrooms	\$	2,750	\$ 33,000
11	263	Bachelor	\$	1,800	\$ 21,600
12	219	Bachelor	\$	1,800	\$ 21,600
13	316	Bachelor	\$	1,800	\$ 21,600
14	238	Bachelor	\$	1,820	\$ 21,840
15	316	Bachelor	\$	1,820	\$ 21,840
16	238	Bachelor	\$	1,820	\$ 21,840
			\$	33,325	\$ 399,900

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