



TRUE OFFER
PROPERTIES

JULY 2025

OFF-MARKET ASSIGNABLE CONTRACT

Cobourg, ON



TRUE OFFER PROPERTIES

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OFF MARKET, ASSIGNABLE

303 SPRING ST. COBOURG, ON

\$412,000

Reduced From \$442,000

Key Successes



Duplex



3 bed (unit 1), 1 bed (unit 2)



2 bath (unit 1), 1 bath (unit 2)



PROPERTY OVERVIEW

Key Characteristics



Type: Duplex (Back Split)



ARV: \$650,000+



Address: 303 Spring St,
Cobourg, ON



Closing Date: August 29,
2025



Price: \$412,000



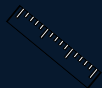
Property Tax: \$262/mo



3 + 1 Beds | 2 + 1 Baths



Estimated Repairs: \$140,000



Size: 1850 sq. ft.
Lot: 35 x 80

WHY THIS DEAL STANDS OUT

Among the most accessible opportunities we've marketed, this Cobourg property stood out for its and crazy potential.

- On-lot parking and vacant possession
- Ideal for BRRRR or Flippers

Scope of work: This property is a gut job, but definitely has potential. It'll need new roof, siding, windows, flooring, kitchens, bathrooms, wall work, and painting.

Conveniently located within 10 minutes of parks, big-box stores, grocery stores, LCBO, the hospital, community center, downtown Cobourg, and the beach!

Approximately 45 minutes from Peterborough and 80 minutes from Toronto

COMPARABLE PROPERTIES

Recent Transactions in Cobourg, ON



251 Henry St. \$610,000

Sold April 2025

This property represents the ARV of a similar style home, but is a Single Family. With nicer finishes - not fully modernized and flipped (carpet, dated appliances, etc.) - this SINGLE FAMILY home sold for \$610K

****Duplexes in Cobourg are a RARE find! BUT, getting accurate ARV can be based off of single families sold in the area. Take a look at these SMALLER SINGLE FAMILY homes being sold in the 500K-600K+ range!****



12 Spencer St. W \$583,000

Sold June 2025

This SEMI DETACHED unit in Colbourg sold for 583K in just 11 days on the market. It's nicely upgraded but is just half of the duplex and much much smaller than 303 Spring St.



COMPARABLE PROPERTIES

Recent Transactions in Cobourg, ON



173 Furnace St. \$590,000

Sold May 2025

Another single family home selling for in the high 500K's. Crazy part is, this one lasted ONE DAY on the market!



182 Forth St. \$530,000

Sold May 2025

This property is extremely out dated, smaller, and a bungalow single family home that sold for almost 100K more than our asking for 303 Spring St.



PROPERTY INTERIOR

The interior of this property needs lots of work. Demolition was started, but it'll need new flooring, kitchens, bathrooms, walls work, etc. Perfect for BRRRR or flippers



PROPERTY EXTERIOR

The exterior is in solid structural condition but still needs lots of work as well including windows, siding, and roof.



ADDITIONAL PHOTOS



QUESTIONS? CONTACT US.

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