

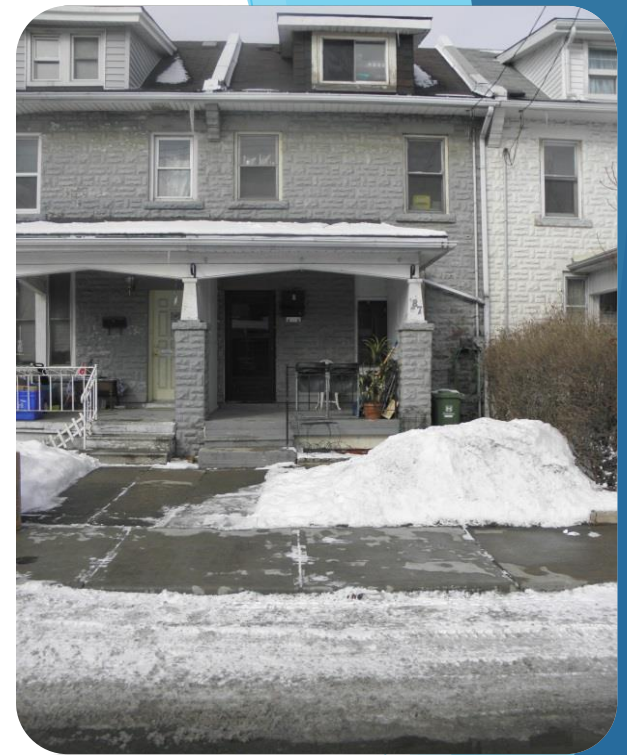
GREAT RENTAL INCOME OR LIVE IN SOLID BLOCK HOME

PRICED FOR QUICK SALE
\$137,500.00

DESCRIPTION: PT LT 91, PL 219 , AS IN VM153558;HAMILTON

LOT SIZE :130 FEET X 18 FT

DETAILS: SPACIOUS 3 + 1 BEDROOMS, KITCHEN AND SEPARATE DINING ROOM, 1.5 BATHS, FULL BASEMENT, REAR PARKING



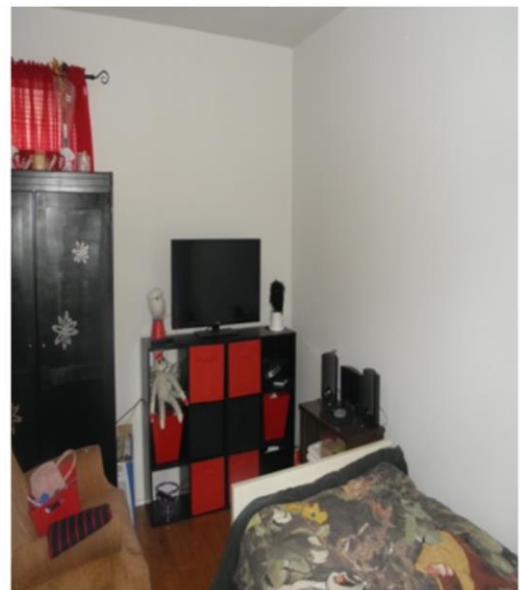
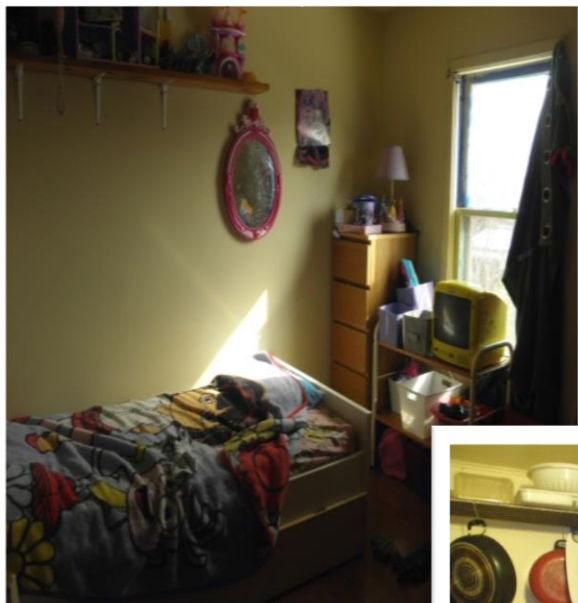
87 GIBSON AVENUE, HAMILTON



PRESENTED BY : **INVESTPRO REALTY & APPRAISAL LTD.**
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Currently
rented on
lease.
Tenant
willing to
stay.



INCOME AND EXPENSES

INCOME:		
RENT	MONTH	ANNUAL
	\$1,050.00	\$12,600.00
EXPENSES:		
TAXES	MONTH	ANNUAL
	\$96.35	\$1,156.23
INSURANCE		\$ 887.76
HWT		\$ 276.00
TOTAL	\$193.33	\$ 2,319.99
NOI	\$856.67	\$10,280.01

TENANTS PAY HEAT, HYDRO AND WATER