

ASKING PRICE
\$229,000.00



9 TISDALE AVENUE SOUTH
HAMILTON



LEGAL TRIPLEX CLOSE TO DOWNTOWN

RENT ROLL

UNIT #1	\$850.00 all inclusive
UNIT #2	\$700.00 + HYDRO
UNIT #3	\$500.00 + HYDRO

INCOME	MONTHLY	ANNUAL
RENTS	\$2,050.00	\$24,600.00

EXPENSES	MONTHLY	ANNUAL
HYDRO/WATER	\$157.58	\$1,891.20
GAS	\$112.00	\$1,344.01
HWT RENTAL	\$ 33.18	\$ 398.20
TAXES	\$ 218.12	\$2,617.48
INSURANCE	\$ 151.87	\$1,822.48
TOTAL	\$672.75	\$8073.37

NOI	\$1,377.25	16,526.63
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PRESENTED BY: INVESTPRO REALTY AND APPRAISAL LTD. DINO NICOSIA BROKER, KANDY THOMPSON SALES REP
CALL DIRECT FOR APPOINTMENTS 289 244 5627 PLEASE ALLOW 24 HOURS NOTICE FOR ALL SHOWINGS

THREE LEGAL SELF CONTAINED UNITS

THOUSANDS OF DOLLARS SPENT ON CONVERSION TO LEGAL TRIPLEX

WITH THE COST OF

- * ARCHITECT
- * ENGINEER
- * CONTRACTOR (TO PASS CITY INSPECTION
AND LEGAL CONVERSION
- * PLUMBING BETWEEN FIRST AND SECOND
FLOOR
- * ELECTRICAL (REWIRED ELECTRICAL PANEL
TO BRING UP TO CODE)

LOT SIZE DEPTH 75 FEET FRONTAGE 33 FEET

LAND DESCRIPTION PT LTS 10 & 11, PL 224

