GREAT INVESTMENT OPPORTUNITY

ASKING PRICE: $849,000.00

12 RESIDENTIAL UNITS IN THE HEART OF STONEY CREEK

Great condition and location

Presented by Investpro Realty & Appraisal Ltd.
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11 ½ LAKE AVE DR., STONEY CREEK

11 1/2 LAKE AVE. STONEY CREEK
12 UNITS

ASKING PRICE		$849,000		PRICE/UNIT..	$70,750
DESCRIPTION-	3 STOREY- WALK-UP			VACANCY	2.00%
NO. OF UNITS-	12			AGE:	50 +/- YEARS
CAP RATE:	7.08%			DOWN PAYMT	$212,250
GRM:	8.68			% DOWN	25%
R.I.O.	18.10%			Average rent	
REVENUE			**Monthly**	**Annual**	**Per Unit/year**
RENTAL INCOME			$ 8,015	$ **96,178**	$ 667.90
LAUNDRY INCOME			$ 300	$ **3,600**	$ 25.00
VACANCY BAD/DEBT			$ (160)	$ (1,924)	$ (13.18)
TOTAL			$ 8,155	$ **97,854**	$ 582.47
OPERATING EXPENSES			**Monthly**	**Annual**	**Per Unit/year**
GAS HEAT			$ 442	$ **5,300**	$ 441.67
HYDRO ELECTRIC/WATER			$ 371	$ **4,456**	$ 371.33
INSURANCE			$ 185	$ **2,224**	$ 185.33
R.E.TAXES (2012)			$ 1,513	$ **18,151**	$ 1,512.58
SUPERINTENDENT WAGES			$ 300	$ **3,600**	$ 300.00
REPAIRS/MAINTENANCE (estimated)			$ 333	$ **4,000**	$ 333.33
TOTAL EXPENSES		**38.56%**	**$ 3,144**	**$ 37,731**	**$ 3,144.25**
INCOME BEFORE DEBT SERVICE			**$ 5,010.28**	**$ 60,123.40**	
FINANCING			**AMOUNT**	**INTEREST RATE**	**Annual Interest**
FIRST MORTGAGE TO BE ARRANGED			$ 636,750	3.50%	$ **21,700**
				0.00%	
		TOTALS	$ 636,750		$ **21,700**
CASHFLOW SUMMARY			**Monthly**	**ANNUAL**	
	NET OPERATING INCOME		**$ 5,010**	**$ 60,123**	
	INTEREST		**$ 1,808**	**$ 21,700**	
	ROI		**$ 3,202**	**$ 38,423**	
	Principal Payment		**$ 1,346**	**$ 16,150**	
	CASH FLOW		**$ 1,856**	**$ 22,273**	
	RETURN ON INVESTMENT		**18.10%**		

NOTE: This information has been provided by the owner and It's accuracy is not warranted by Investpro.

RENT ROLL

UNIT #	TYPE	RENT CHARGE
1	1 BR	$ 725.00
1A	BACH	$ 575.00
2	1 BR	$ 666.00
2A	BACH	$ 592.83
3	1 BR	$ 675.00
4	1 BR	$ 675.00
5	1 BR	$ 700.00
6	1 BR	$ 725.00
7	1 BR	$ 669.00
8	1 BR	$ 615.00
9	1 BR	$ 725.00
10	1 BR	$ 672.00
		$ 8,014.83

CLEAN, QUIET, WELL MAINTAINED BUILDING, WITH A-1 TENANTS

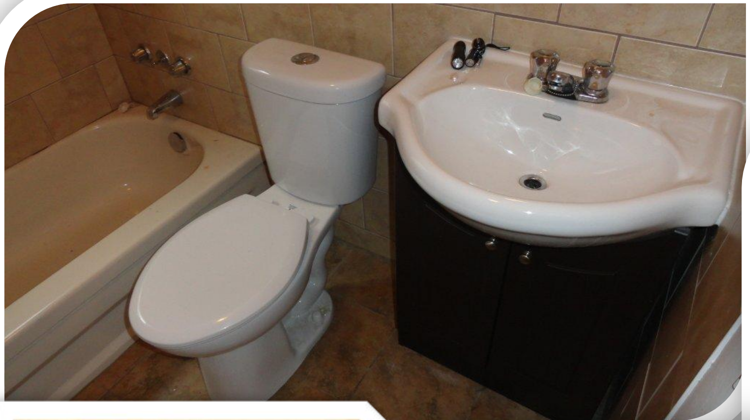
Depth: 122.50 F

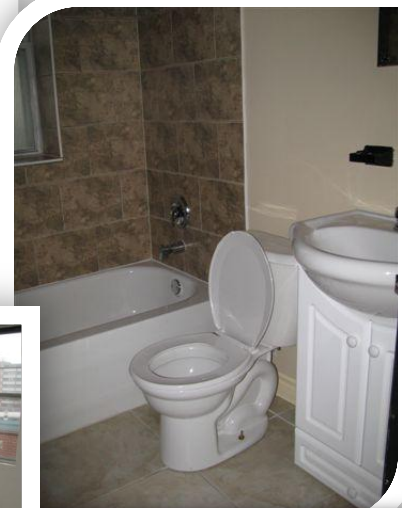
Frontage: 50.41 F

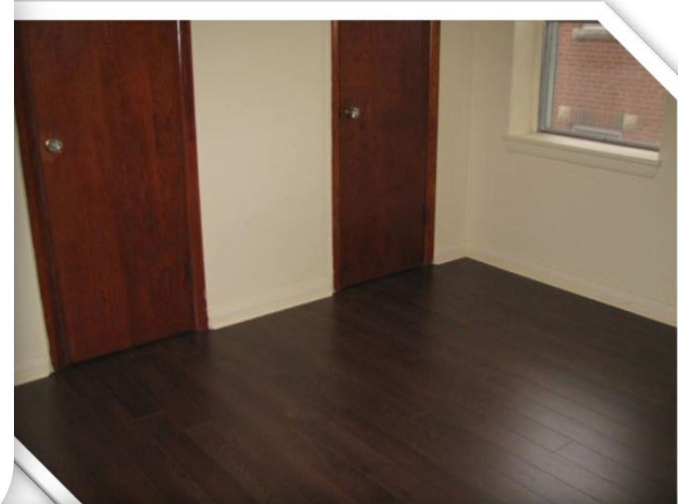
Description: LT 78, RCP 1419 , T/W SC4785; S/T & T/W SC4807

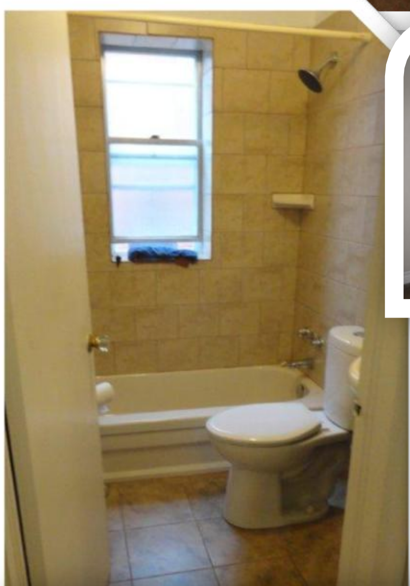
- **New roof 2011**
- **Boiler replaced in 2007**
- **Most units extensively renovated**

MOST UNITS RENOVATED

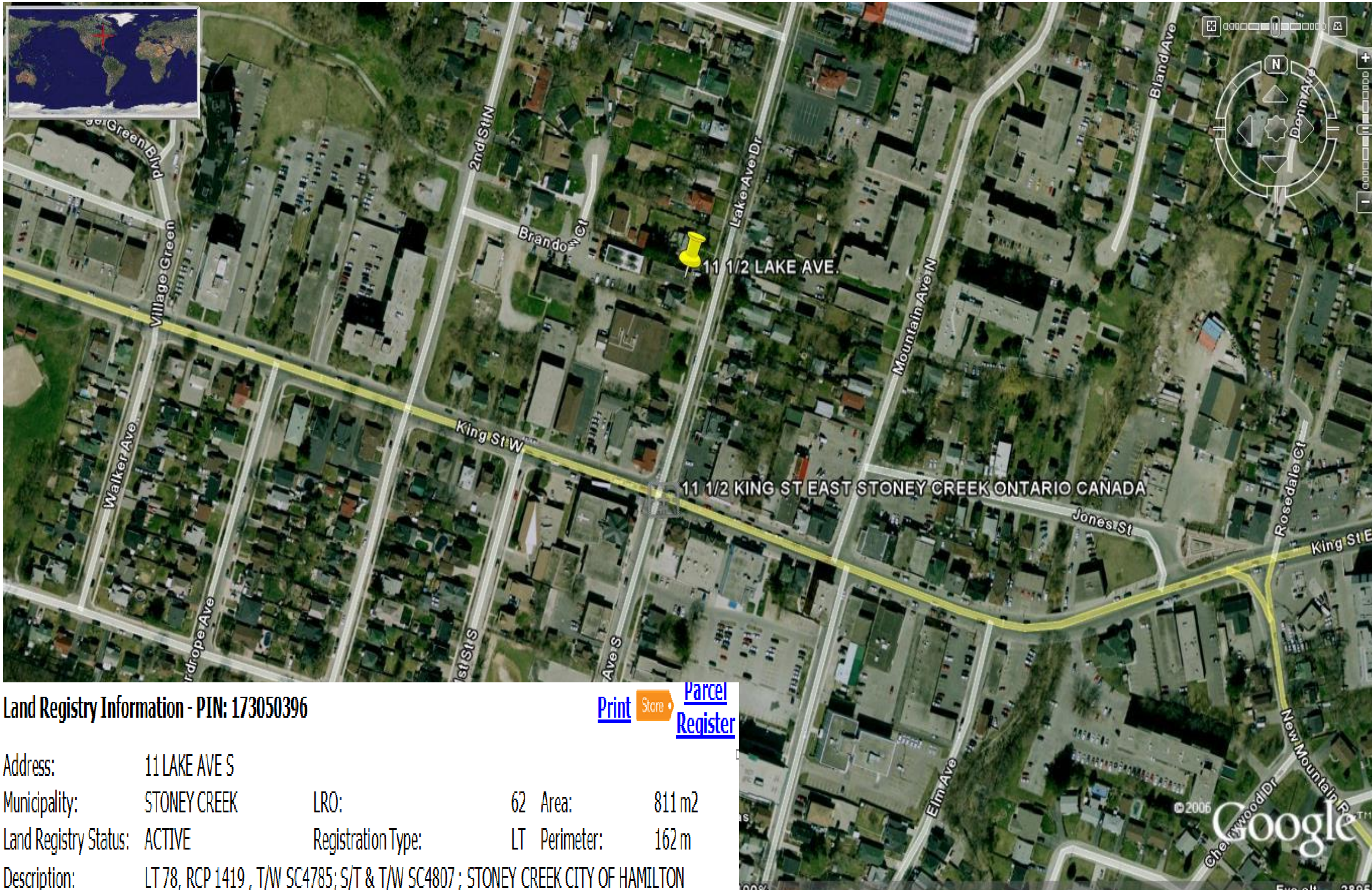








Desirable Downtown Stoney Creek



Land Registry Information - PIN: 173050396

Print Store Parcel Register

Address:	11 LAKE AVE S				
Municipality:	STONEY CREEK	LRO:	62	Area:	811 m2
Land Registry Status:	ACTIVE	Registration Type:	LT	Perimeter:	162 m
Description:	LT 78, RCP 1419 , T/W SC4785; S/T & T/W SC4807 ; STONEY CREEK CITY OF HAMILTON				
Party To:	SALAMEH, CHARLES;				