

GREAT INVESTMENT OPPORTUNITY


Offering Price \$1,125,000.00

A rare find, used as 7 units in the heart of desirable "old" Stoney Creek. Large lot with huge garage and beautiful garden for tenant use. Full parking. No vacancy.

77 Lake Ave. Drive, Stoney Creek



Investpro Realty and Appraisal Ltd.
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77 LAKE AVENUE DR
 STONEY CREEK | L8G1X7
 Search By Block | Enhanced Report | GeoWarehouse Store

ACTIVE | PIN 173050486

Land Registry Information - PIN: 173050486

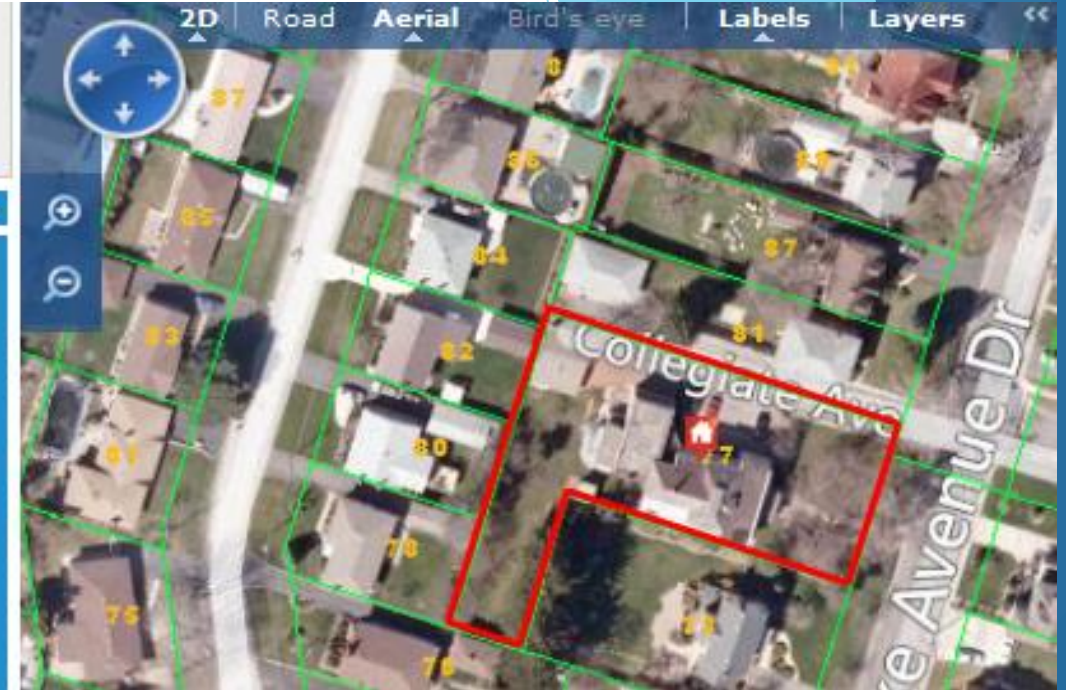
Address: 77 LAKE AVENUE DR
 Municipality: STONEY CREEK LRO: 62 Area: 2,047 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 234 m
 Description: LT 116, RCP 1419, S/T & T/W SC4081 ; STONEY CREEK CITY OF HAMILTON
 Party To: AGRESTA, FRANK;

Assessment Information

Assessment Roll Number 251800338530200

Print Store Parcel Register

Store Assessment Reports



Prime property on huge lot.
Great condition and location.

Zoned as 5 Plex, use as 7 units.
Over \$30,000.00 spent on renovations
in past year.
Lot size: 91.58 ft x 200 ft irregular.

7 UNIT RESIDENTIAL COMPLEX FOR SALE

INCOME PROJECTION

2 Separate Buildings

77 LAKE AVE. DRIVE		STONEY CREEK			
ASKING PRICE		\$1,125,000		PRICE/UNIT..	\$160,714
DESCRIPTION-	2 BUILDINGS			VACANCY factor	0.00%
NO. OF UNITS-	7			AGE:	50 +/- YEARS
CAP RATE:	5.67%			DOWN PAYMT	\$281,250
GRM:	13.97			%. DOWN	25%
Net Return %	13%				
REVENUE			Monthly	Annual	Per Unit
RENTAL INCOME FROM RESIDENTIAL			\$ 6,411	\$ 76,932	\$ 915.86
PARKING/GARAGE RENTAL			\$ 300	\$ 3,600	\$ 75.00
VACANCY BAD/DEBT			\$ -	\$ -	\$ -
Effective Gross Income			\$ 6,711	\$ 80,532	\$ 1,677.75
OPERATING EXPENSES			Monthly	Annual	Per Unit
UTILITIES			\$ 492	\$ 5,900	\$ 842.86
INSURANCE			\$ 233	\$ 2,800	\$ 400.00
R.E.TAXES 2013			\$ 507	\$ 6,087	\$ 869.57
REPAIRS/MAINTENACE			\$ 167	\$ 2,000	\$ 285.71
OTHER			\$ -	\$ -	\$ -
TOTAL EXPENSES		20.85%	\$ 1,399	\$ 16,787	\$ 2,398.14
INCOME BEFORE DEBT SERVICE			\$ 5,312	\$ 63,745	\$ 442.67
FINANCING		Loan to Value	AMOUNT	INTEREST RATE	INTEREST PYMT
NEW MTG.	TBA		\$ 843,750	3.50%	\$ 28,332
SECOND MTG.			\$ -	0%	\$ -
		TOTALS	\$ 843,750		\$ 28,332
CASHFLOW SUMMARY			Monthly	Annual	
NET OPERATING INCOME			\$ 5,312	\$ 63,745	
INTEREST CHARGES			\$ 2,361	\$ 28,332	
PRINCIPAL PAYMENT			\$ 1,758	\$ 21,094	
CASH FLOW			\$ 1,193	\$ 14,319	
NET RETURN			\$ 2,951	\$ 35,413	

RENT ROLL

77 Lake Ave. Drive

Unit	TYPE	Monthly Charge
1	1 brm	\$ 1,095.00
2	1 brm	\$ 686.00
3	1 brm	\$ 690.00
4	1 brm	\$ 795.00
77A	3 brm	\$ 1,500.00
77C	2 brm	\$ 995.00
77B	Bach.	\$ 650.00
Total		\$ 6,411.00



Fabulous
condition.

Spacious Units.

