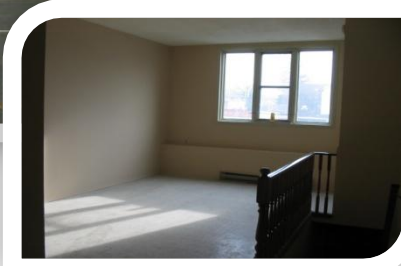
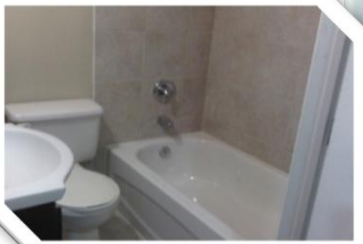


GREAT INVESTMENT OPPORTUNITY

**ASKING PRICE
\$449,000.00**

**Commercial, residential complex
converted to 6 Residential Units**



Presented by Investpro Realty & Appraisal Ltd.

www.investprorealty.com

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dino@investprorealty.com

**1221-1223 MAIN STREET,
HAMILTON**

PROPERTY PROFILE

6 residential units plus billboard

New flat roof 2012 , New windows 2011, Billboard lease for 5 years at 4500 per year.

4 tenants on hot water boiler and 2 bottom units on forced air gas furnace

Water Heater rented

Paved Parking for 2-3 cars

Top two apartments pay hydro

Bottom four units have hydro included in rent

Balconies on top units

One tenant has been there 12 years.

Fully rented until January 1

One the top floor unit will be vacant, rent will be increased

Zoned two residential and 2 commercial.

6 UNIT INVESTMENT PROPERTY FOR SALE

1221-1223 MAIN STREET EAST HAMILTON

OFFERING PRICE..... \$449,000.00

DESCRIPTION-	2 STOREY WALK UP	VACANCY	1.00%
NO. OF UNITS-	6	AGE:	UNKNOWN
CAP RATE:	8.14%	DOWN PAYMT	\$ 134,700.00
GRM: (Gross rent multiplier)	8.85	% DOWN	30%
R.O.I.	15.72%	AVERAGE RENT	\$ 778.00



Unit Breakdown	RENT ROLL	
	Monthly	Annual
1221 A - 2 BR	\$ 680.00	\$ 8,160.00
1221 B - 1 BR	\$ 750.00	\$ 9,000.00
1223 - BACH.	\$ 470.00	\$ 5,640.00
1223 A - 2 BR	\$ 680.00	\$ 8,160.00
1223 B - 1BR	\$ 750.00	\$ 9,000.00
1221 BACH.	\$ 560.00	\$ 6,720.00

REVENUE	Monthly	Annual
RENTAL INCOME	\$ 3,890.00	\$ 46,680.00
Sign Rental	\$ 375.00	\$ 4,500.00
Vacancy allowance	\$ (38.90)	\$ (466.80)
EFFECTIVE GROSS INCOME	\$ 4,226.10	\$ 50,713.20

OPERATING EXPENSES	Per Unit	Monthly	Annual
GAS HEAT	\$ 533.33	\$ 266.67	\$ 3,200
HYDRO ELECTRIC/WATER	\$ 616.67	\$ 308.33	\$ 3,700
INSURANCE	\$ 416.67	\$ 208.33	\$ 2,500
R.E.TAXES (2012)	\$ 624.67	\$ 312.33	\$ 3,748
REPAIRS/MAINTENANCE (estimated)	\$ 166.67	\$ 83.33	\$ 1,000
TOTAL EXPENSES		\$ 1,179.00	\$ 14,148

NET OPERATING INCOME	\$ 3,047.10	\$ 36,565.20
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FINANCING	Amount	Interest Rate	Interest Payments
MTG. TBA	\$ 314,300.00	5.00%	\$ 15,393.00
Second Mtg.	\$ -	0%	\$ -
Totals	\$ 314,300.00		\$ 15,393.00

	Monthly	Annual
Net Income	\$ 1,764.35	\$ 21,172.20
Principal Pymt.	\$ 543.50	\$ 6,522.00
Cash Flow	\$1,220.85	\$ 14,650.20