

**Asking Price \$550,000.00**

# **RARE INVESTMENT OPPORTUNITY**

**4 UNITS – DESIRABLE EAST HAMILTON MOUNTAIN  
IDEAL FOR OWNER LIVE-IN, OR GREAT INVESTMENT.**



**460 Upper Kenilworth St.**

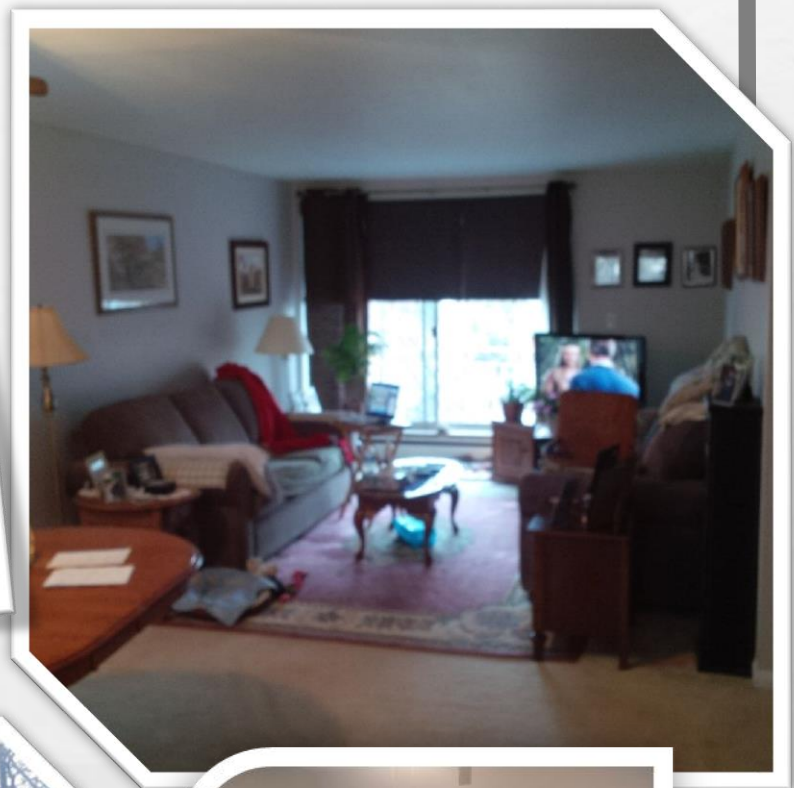


# RECENT IMPROVEMENTS

- **NEW ROOF IN 2010 (TAR AND GRAVEL)**
- **BOILER NEW IN 2007**
- **NEW METAL SIDING IN 2010 (OVER BRICK)**
- **NEW FIRE ALARMS IN 2014**
- **REPLACED SEWER PLUMBING TO THE STREET**
- **T8 FLORESCENT LIGHTING UPGRADE IN HALLWAYS**
- **2 NEWER WATER HEATERS, OWNED.**

## FEATURES

- **Parking in rear for four cars**
- **On major bus route, close to all amenities**
- **Hunting park school just a couple blocks away and Huntington recreation centre with swimming and community park.**



## 4 UNIT RESIDENTIAL COMPLEX FOR SALE

Great East Mountain Locati		Rents Below Average	
<b>ASKING PRICE</b>		<b>\$550,000</b>	
DESCRIPTION-		VACANCY	0.00%
NO. OF UNITS-	4	AGE:	50 +/- YEARS
CAP RATE:	4.08%	DOWN PAYMT	\$192,500
GRM:	14.93	% DOWN	35%
Net Return %	5%		
REVENUE		Monthly	Annual
RENTAL INCOME		\$ 2,970	\$ 35,640
LAUNDRY		\$ 100	\$ 1,200
VACANCY BAD/DEBT		\$ -	\$ -
E.G.I.		\$ 3,070	\$ 36,840
OPERATING EXPENSES		Monthly	Annual
UTILITIES		\$ 578	\$ 6,930
INSURANCE		\$ 100	\$ 1,200
R.E.TAXES 2013		\$ 383	\$ 4,591
REPAIRS/MAINTENACE		\$ 83	\$ 1,000
RENTALS		\$ 58	\$ 700
OTHER		\$ -	\$ -
TOTAL EXPENSES		39.14% \$ 1,202	\$ 14,421
INCOME BEFORE DEBT SERVICE		\$ 1,868	\$ 22,419

## RENT ROLL

Unit	TYPE	Monthly Charge
1	2 brm	\$ 950.00
2	2 brm	\$ 900.00
3	Bach.	\$ 585.00
4	Bach.	\$ 535.00
Total		\$ 2,970.00

**HUGE UPSIDE. RENTS BELOW MARKET**

