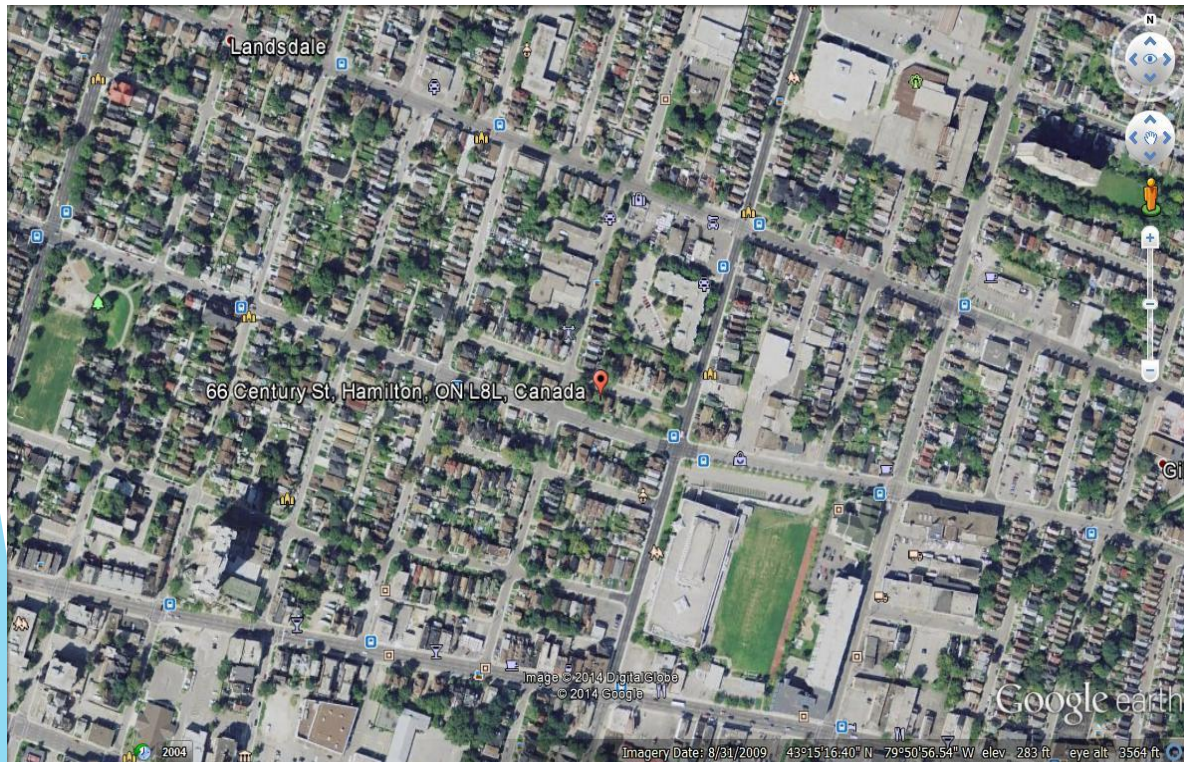


# GREAT RENTAL INCOME AND LIVE IN

SOLID BRICK HOME IN PRIME LOCATION

66 CENTURY STREET  
HAMILTON

ASKING PRICE \$224, 000.00

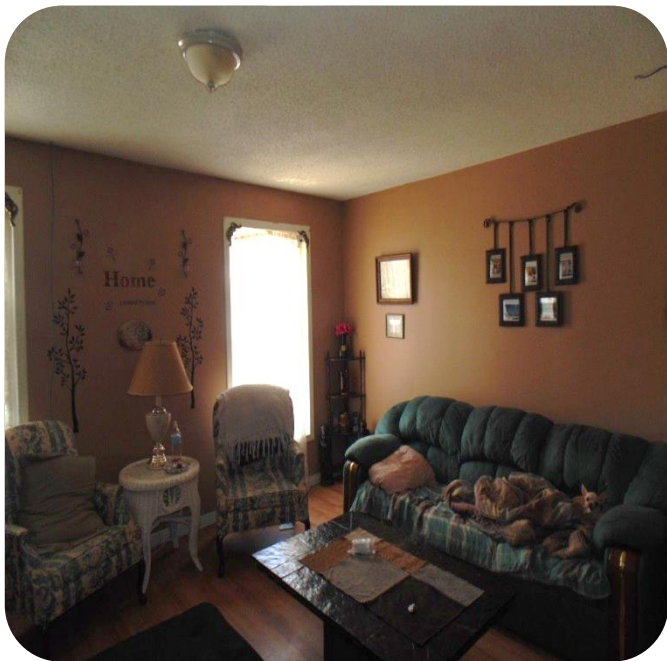


PRESENTED BY : INVESTPRO REALTY LTD.

DINO NICOSIA 905 870 5852 dino@investprorealty.com

KANDY THOMPSON 289 244 5627 kandy@investprorealty.com





# INCOME AND EXPENSES

INCOME:	MONTH	ANNUAL
RENT	\$ 1,792.00	\$ 21,504.00
LAUNDRY	50.00	600.00

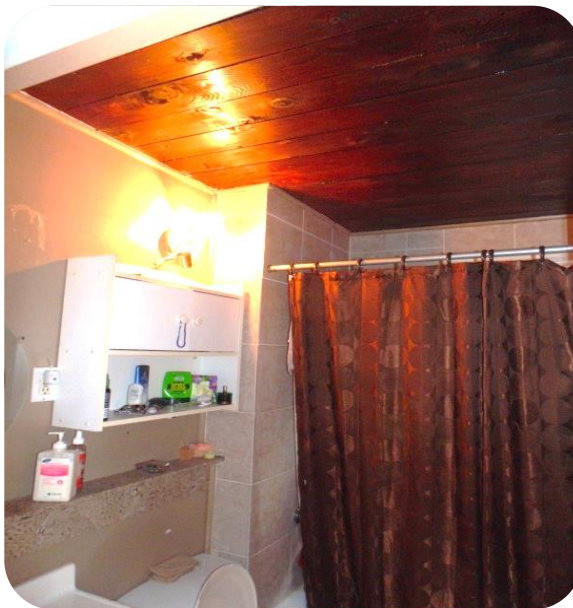
EXPENSES:	MONTH	ANNUAL
Taxes	146.24	1,754.23
Insurance	76.67	920.04
Hwt rental	17.47	209.64
Heat	104.95	1,259.40
Hydro/Water	275.55	3,306.60
<b>TOTAL</b>	<b>615.83</b>	<b>7,389.96</b>

**NOI**                      **\$1,176.17**      **\$14,714.04**

**DESCRIPTION: PLAN 43 PART LOTS 74 & 75**  
**LOT SIZE :19.58 X 59.96**

**FEATURES :**  
**1 Bedroom with full basement.**

**3 Bedroom with private loft space.**



## IMPROVEMENTS:

- Roof 2010,
- New sheathing and additional vents
- Newer fascia, eaves and downspout cleaned.
- 2011 Upgraded water line to 3/4 Inch
- 2013 Replaced sewer pipes in basement (partial)
- New pillars and stairs on front porch.
- New paint on second floor
- New ceramic tiles second floor kitchen and bath
- ESA certified