

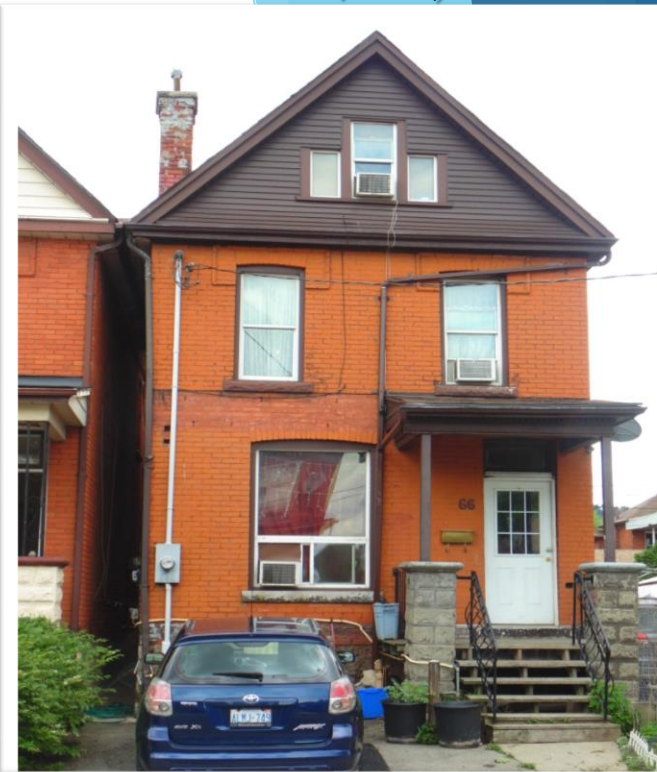
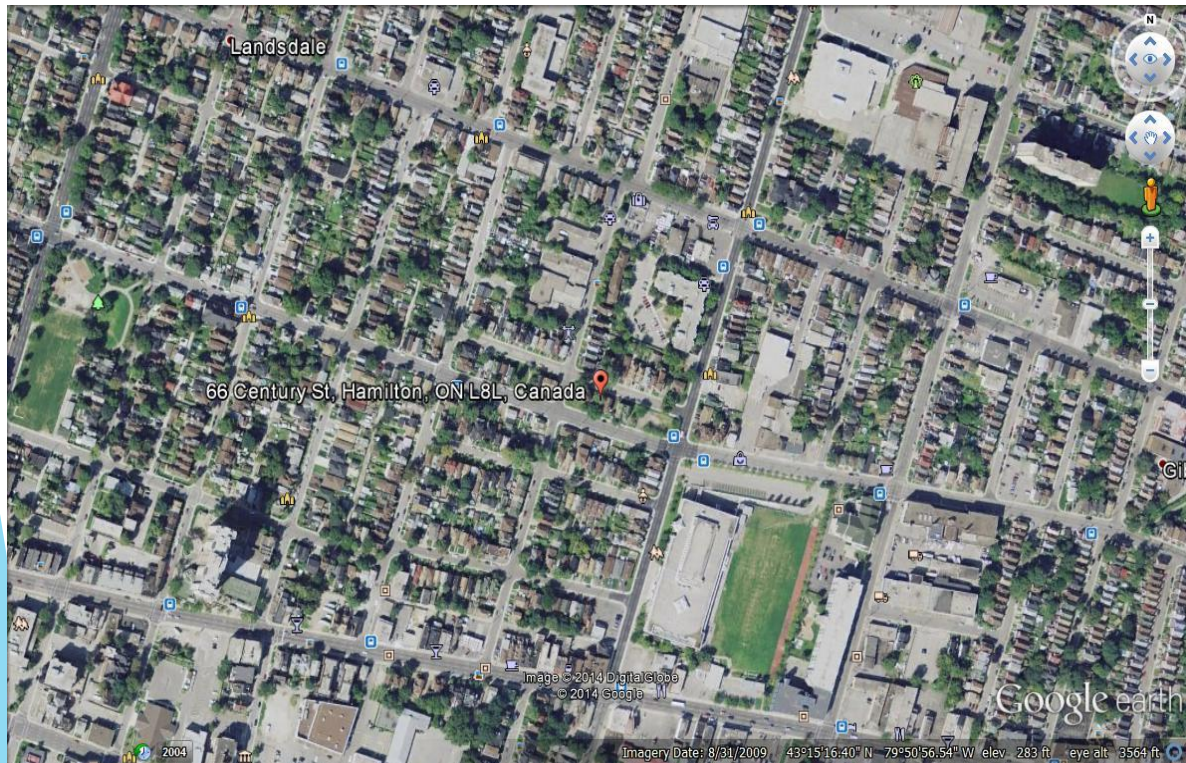
GREAT RENTAL INCOME AND LIVE IN

SOLID BRICK HOME IN PRIME LOCATION

LEGAL DUPLEX

66 CENTURY STREET
HAMILTON

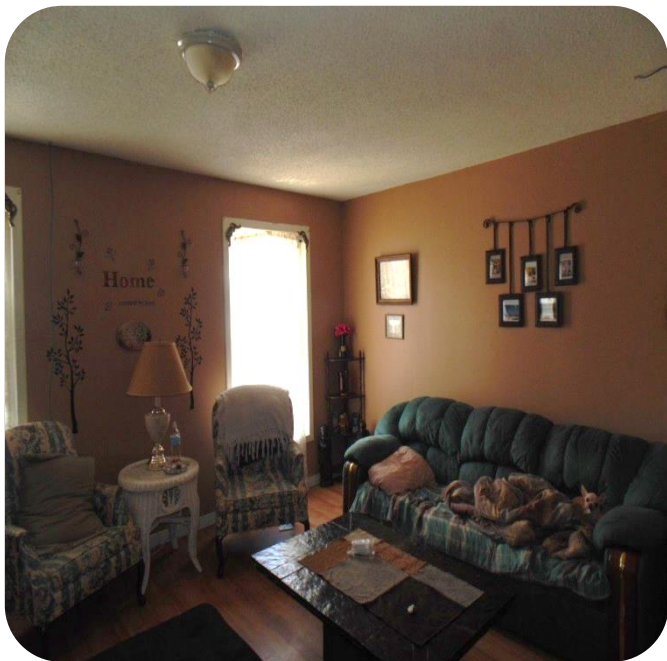
ASKING PRICE \$224,000.00



PRESENTED BY : INVESTPRO REALTY LTD.

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INCOME AND EXPENSES

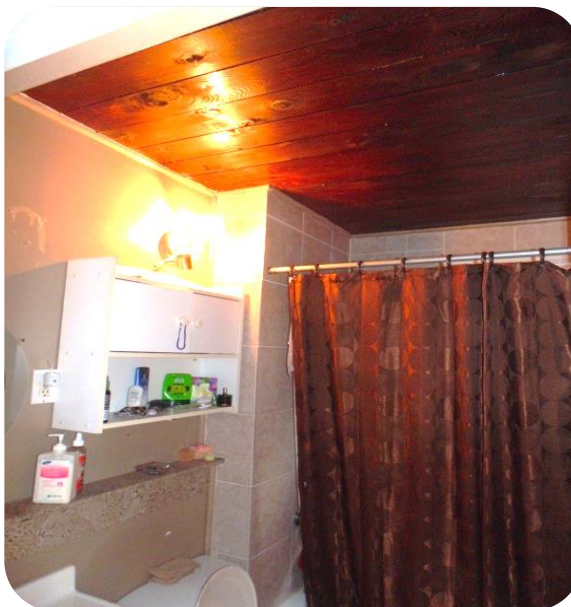
INCOME:	MONTH	ANNUAL
RENT	\$ 1,792.00	\$ 21,504.00
LAUNDRY	50.00	600.00
EXPENSES:		
Taxes	146.24	1,754.23
Insurance	76.67	920.04
Hwt rental	17.47	209.64
Heat	104.95	1,259.40
Hydro/Water	275.55	3,306.60
TOTAL	615.83	7,389.96
NOI	\$1,176.17	\$14,714.04

FEATURES :

1 Bedroom with full basement.

3 Bedroom with private loft space.

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



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