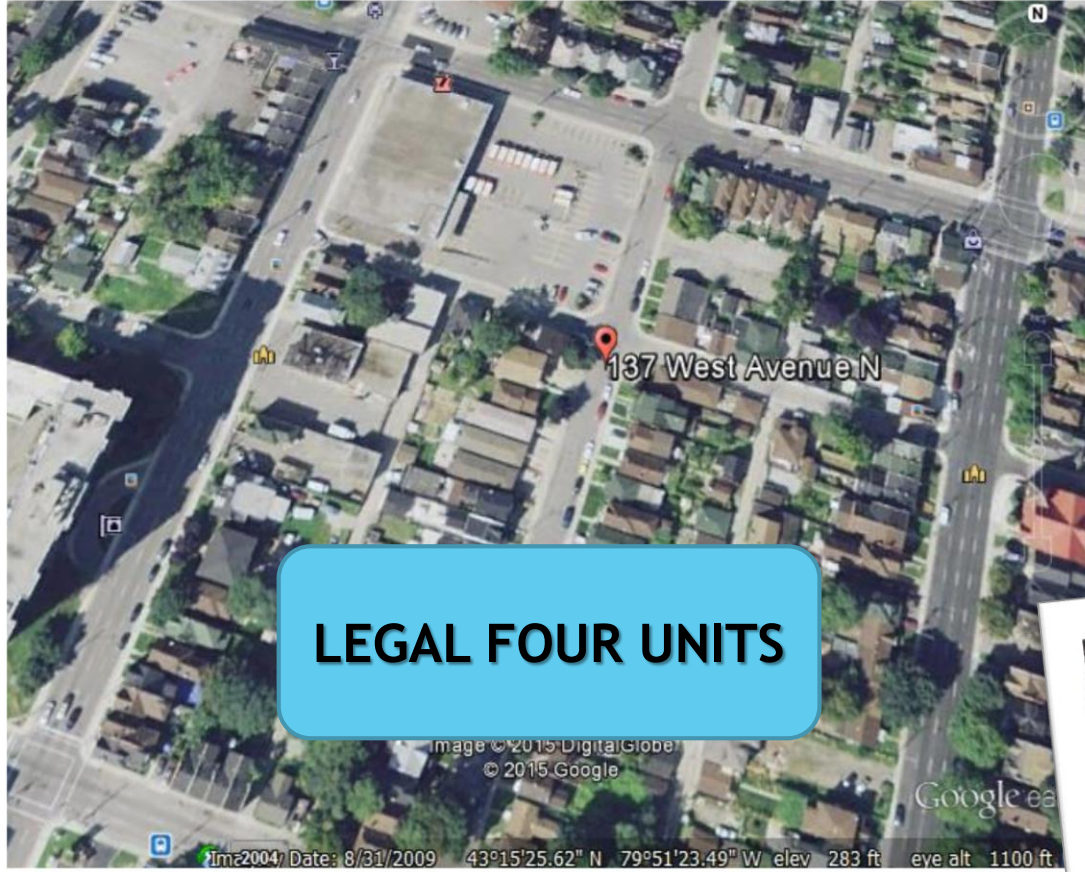


GREAT RENTAL INCOME

ASKING PRICE \$224, 900.00



LEGAL FOUR UNITS

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Google ea

Ime2004/ Date: 8/31/2009 43°15'25.62" N 79°51'23.49" W elev 283 ft eve alt 1100 ft

137 West Avenue North, Hamilton



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	\$1,645.00	\$19,740.00
EXPENSES:	MONTH	ANNUAL
Taxes	\$110.97	\$ 1,331.74
Insurance	142.50	1,710.00
Heat	80.25	963.00
Hydro	140.67	1,668.00
Water	86.67	1,040.00
TOTAL	\$561.06	\$6732.72
NOI	\$1,083.94	\$13,007.27

- On major bus route
- Close to all amenities
- Long term tenants
- Vinyl siding
- Forced Air Furnace
- Dry Unfinished Full Basement
- 100 amp Service

Rents per month

MAIN FLOOR

1BDRM \$650.00

inclusive

BACHELOR \$470.00

inclusive

SECOND FLOOR

BACHELOR \$525.00

inclusive

BACHELOR \$525.00

inclusive

(shared bath)

LOT SIZE 24 X 80 FEET
PT 223 PT LT 45N/S OF KING OR AS PER DEED