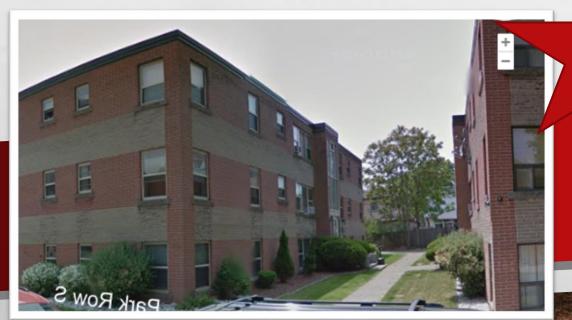
## **Asking Price: \$959,000.00**

## RARE INVESTMENT OPPORTUNITY

**10 UNITS** – DESIRABLE EAST HAMILTON, NEAR GAGE PARK

AND EASY ACCESS TO REDHILL EXPRESSWAY



Rents below market



InvestPro Realty Ltd.

Dino Nicosia, Broker of Record 905 870-5852 dino@investprorealty.com

**165 PARK ROW SOUTH, HAMILTON** 

## **INVESTMENT PROFILE**

Address: 165 Park Row South, Ham.

Lot size: 120 X 58.33 Ft.

Legal description: Pt Lot 4 Con. 3 Barton

Location: Near Gage Park

Fabulous location on residential street,

and next to major bus route.

Closest Street: King St. East

No. of Suites 10

Unit mix: 5 x 1br 5 x 2br

Fire retrofit: Complete

Height: 3 storey walk up Construction: Brick and block

Balconies: No

Roof: Flat roof, good condition

Laundry Equip: 1 pair owned

Elevator: None

Parking: 5 outdoor parking and street parking Storage Lockers: Yes...1 for each tenant in lower level

Heated by: Natural gas hot water boiler, good condition

Hot water tank: Owned Included in rent: Heat, Water

Appliances: 10 fridges and 10 stoves belonging to building

Intercom: Yes

Hydro: Tenants pay own hydro

FINANCING: Treat as clear.

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## **FEATURES**

NEW GAS BOILER IN 2015
MOST UNITS RENOVATED WITH NEW APPLIAN
ROOF OLDER, GOOD CONDITION
WINDOWS REPLACED,
NEW FLOORS IN MANY APTS.
FIRE RETROFIT COMPLETE.
TERRAZZO IN HALLWAYS & STAIRS.
LAUNDRY RM.ON LOWER LEVEL.





165 PARK ROW, SOUTH

ACC DADIC DOM	LIAMU TON	_	0		V 4 DDM		CVADBM	
165 PARK ROW,		1	0 units		X 1 BRM	5 X 2 BRM		
PRICE	\$959,000.00	PRICE/UNIT \$95,900						
DESCRIPTION-	ALL BRICK -3 STOREY	WALK	( UP	VACAN	ICY		2.00%	
NO. OF UNITS-	10			AGE:			UNKNOWN	
CAP RATE:	5.24%			DOWN	PAYMT	\$287,700		
GRM:	11.01			PERCE	ENT. DOWN	30%		
R.I.O.	9.45%			Aver. F	Rent	\$720		
REVENUE				Monthly		Annual		
RENTAL INCOME				\$	7,200	\$	86,400.00	
LAUNDRY INCOME				\$	200	\$	2,400.00	
VACANCY BAD/DE				\$	(144)		(1,728.00	
EFFECTIVE GROSS	SINCOME			\$	7,256	\$	87,072.00	
OPERATING EXPENSES				Monthly			Annual	
GAS HEAT	(estimated with new b	ooiler)		\$	333.33	\$	4,000.00	
HYDRO ELECTRIC/	WATER			\$	470.83	\$	5,650.00	
INSURANCE				\$	166.67	\$	2,000.00	
R.E.TAXES	22%			\$	1,565.83	\$	18,790.00	
JANITOR/WAGES				\$	200.00	\$	2,400.00	
REPAIRS/MAINTEN	ANCE (estimated)			\$	333.33	\$	4,000.00	
TOTAL EXPENSE	S		42.64%	\$	3,070		\$36,840	
<b>INCOME BEFO</b>	RE DEBT SERVI	CE			4,186		50,232	
FINANCING		Δ	MOUNT	INTE	EREST RATE		INT. PYMTS	
FIRST MORTGAG	E (70% of price)	\$	671,300		3.50%	\$	23,044	
VTB		\$	-		0.00%	\$	- I	
	TOTALS	\$	671,300			\$	23,044	
CASHFLOW SUMMARY				Monthly			Annual	
NET OPERATING	INCOME			\$	4,186.00	\$	50,232	
INTEREST CHAR	GES			\$	1,920.33	\$	23,044	
PRINCIPLAL PYMTS.				\$	1,429.75	\$	17,157	
CASH FLOW				\$	835.92	\$	10,031	
RETURN ON IN	IVESTMENT			\$	2,265.67	\$	27,188	
PERCENTAGE							9.45%	

Depth: 120.00 F Frontage: 58.33 F

Property Type: 340 Multi-residential, with 7 or more self-contained units (excludes row-housing)

165 PARK ROW SOUTH, HAMILTON											
June 1, 2015											
UNIT	NAME	TYPE	MOVE IN DATE	RENT		PAID					
1		1br	Sept13	\$	685.00	\$	685.00				
2		2br	May-08	\$	743.24	\$	743.24				
3	4	1br	1994	\$	621.59	\$	621.59				
4		2br	Oct-12	\$	813.00	\$	813.00				
5	A STATE OF THE STA	1br	Nov. 2014	\$	685.00	\$	685.00				
6		2br	Jun-14	\$	790.00	\$	790.00				
7		1br	Nov-09	\$	671.00	\$	671.00				
8		2br	Sep-12	\$	802.00	\$	802.00				
9		1br	Jun-01	\$	618.40	\$	618.40				
10		2br	1984	\$	736.95	\$	736.95				
				\$	7,166.18	\$	7,166.18				

