

# GREAT INVESTMENT OPPORTUNITY

ASKING PRICE  
**\$599,000.00**

**6 Units**  
In one of the Best  
Locations in Niagara



**Investpro Realty Ltd.**

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**3759 PORTAGE ROAD, NIAGARA FALLS**

**ASKING PRICE**  
**\$599,000.00**

**6 UNITS, COMPLETELY RENOVATED. MONEY  
 MAKER! LOCATED IN ONE OF BEST AREAS OF  
 NIAGARA FALLS.**

**3759 PORTAGE ROAD, NIAGARA FALLS**



| <b>INVESTMENT PROPERTY FOR SALE 6 UNITS</b> |        |                  |                     |                      |                 |
|---|--------|------------------|---------------------|----------------------|-----------------|
| <b>ASKING PRICE</b>                         |        | <b>\$599,000</b> |                     | <b>PRICE/UNIT..</b>  | <b>\$99,833</b> |
| <b>DESCRIPTION-</b>                         |        |                  | <b>VACANCY</b>      | 2.00%                |                 |
| <b>NO. OF UNITS-</b>                        | 6      |                  | <b>AGE:</b>         | 50 +/- YEARS         |                 |
| <b>CAP RATE:</b>                            | 6.30%  |                  | <b>DOWN PAYMT</b>   | \$209,650            |                 |
| <b>GRM:</b>                                 | 12.83  |                  | <b>% . DOWN</b>     | 35%                  |                 |
| <b>R.I.O.</b>                               | 12.77% |                  | <b>Average rent</b> |                      |                 |
| <b>REVENUE</b>                              |        | <b>Monthly</b>   | <b>Annual</b>       | <b>Per Unit/year</b> |                 |
| <b>RENTAL INCOME</b>                        |        | \$ 3,970         | \$ 47,640           | \$ 661.67            |                 |
| <b>VACANCY BAD/DEBT</b>                     |        | \$ (79)          | \$ (953)            | \$ (6.53)            |                 |
| <b>TOTAL</b>                                |        | \$ 3,891         | \$ 46,687           | \$ 277.90            |                 |
| <b>OPERATING EXPENSES</b>                   |        | <b>Monthly</b>   | <b>Annual</b>       | <b>Per Unit/year</b> |                 |
| <b>GAS</b>                                  |        | \$ 65            | \$ 780.00           | \$ 130.00            |                 |
| <b>WATER/HYDRO</b>                          |        | \$ 117           | \$ 1,400.00         | \$ 116.67            |                 |
| <b>INSURANCE</b>                            |        | \$ 167           | \$ 2,000.00         | \$ 166.67            |                 |
| <b>R.E.TAXES</b>                            |        | \$ 189           | \$ 2,265.00         | \$ 188.75            |                 |
| <b>REPAIRS/MAINTENANCE (estimated)</b>      |        | \$ 208           | \$ 2,500.00         | \$ 208.33            |                 |
| <b>TOTAL EXPENSES</b>                       | 19.16% | \$ 745           | \$ 8,945.00         | \$ 810.42            |                 |
| <b>INCOME BEFORE DEBT SERVICE</b>           |        | \$ 3,145.18      | \$ 37,742.20        |                      |                 |

**INVESTPRO REALTY LTD. DINO NICOSIA Broker Of Record ,  
 Phone 905 870 5852 dino@investprorealty.com**





## COMPLETELY RENOVATED. MONEY MAKER! LOCATED IN ONE OF BEST AREAS OF NIAGARA FALLS.

- ✓ 6 UNITS ( 4 RESIDENTIAL 2 COMMERCIAL)
- ✓ ZONED GENERAL COMMERCIAL
- ✓ MORTGAGE TREAT AS CLEAR
- ✓ ALL UNITS COMPLETELY RENOVATED 2010 (CERAMIC, NEW KITCHENS, BATHROOMS ETC.)
- ✓ NEW ROOF 2001
- ✓ 2 HOT WATER TANKS, OWNED
- ✓ ELECTRIC HEAT, TENANTS PAY
- ✓ UPGRADED HYDRO
- ✓ SEPARATE HYDRO METERS (TENANTS PAY HYDRO)
- ✓ PARKING LOT GRAVEL EXCAVATION 2012 (READY FOR PAVING)
- ✓ FIRE RETROFIT COMPLETED 2009
- ✓ VACANCY RATE VERY LOW BUILDING IS IN HEART OF SAMFORD GREEN, MOST DESIRABLE PART OF NIAGARA FALLS
- ✓ ALL AMENITIES JUST OUTSIDE DOOR
- ✓ LOCATED ON MAJOR BUS ROUTE
- ✓ BUS STATION 3 MINUTE WALK





**LOCATED IN ONE OF THE BEST AREAS OF NIAGARA FALLS**

