GREAT INVESTMENT OPPORTUNITY

ASKING PRICE **\$599,000.00**

6 Units
In one of the Best
Locations in Niagara



Investpro Realty Ltd.

www.investprorealty.com P 905 870 5852 F 905 631 6505

For viewing call Kandy, Sales Rep. $289\ 244\ 5627$

kandy@investprorealty.com



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

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

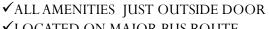
INVESTPRO REALTY LTD. DINO NICOSIA Broker Of Record, Phone 905 870 5852 dino@investprorealty.com





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







LOCATED IN ONE OF THE BEST AREAS OF NIAGARA FALLS

