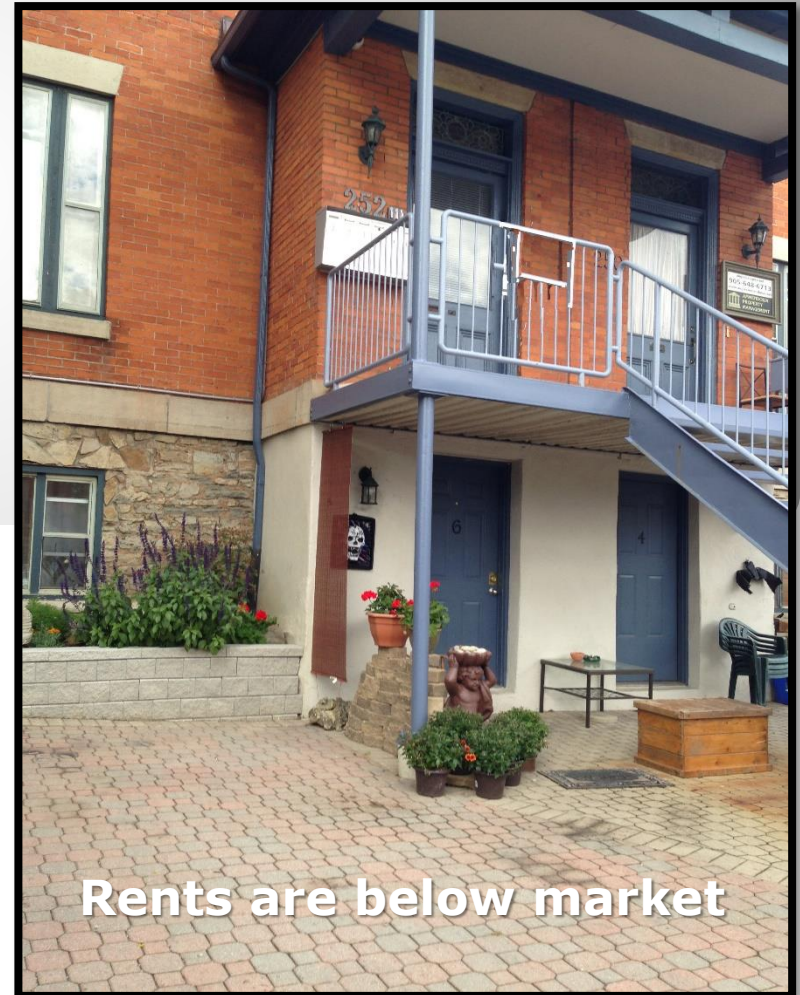
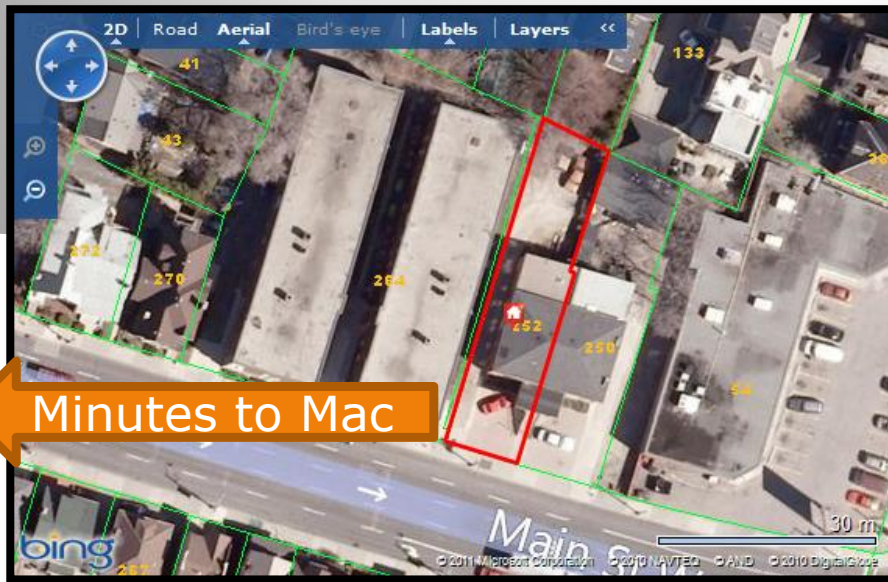


GREAT INVESTMENT OPPORTUNITY

**ASKING PRICE
\$709,000.00**

**6 UNITS, IN DESIRABLE WEST HAMILTON
LOCATION, NEAR UNIVERSITY AND HIGHWAY**



252 MAIN STREET WEST, HAMILTON

Presented by Investpro Realty Ltd.
Kandy Thompson Sales Rep. Phone: 289 244 5627
kandy@investprorealty.com

PROFORMA

6 UNIT APARTMENT BLDG.

252 MAIN ST WEST, HAMILTON

| ASKING PRICE | | INVESTMENT | SUMMARY |
|----------------------------------|---------------|--|--------------|
| \$709,000 | | | |
| PRICE PER UNIT | \$ 118,166.67 | CASH DOWN | \$ 177,250 |
| UNIT TYPE | RENT CHARGE | PERCENT DOWN | 25% |
| unit 1 - 1br (incl. Hydro) | \$712.33 | CAP RATE | 5.32% |
| unit 2 - 2br | \$812.00 | RETURN ON INVEST. | 6.37% |
| unit 3 - Bach | \$640.00 | AVERAGE RENT | \$ 689.06 |
| unit 4 - 1 br | \$591.00 | REMARKS | |
| unit 5 - Bach | \$584.00 | All brick, well maintained 6 plex in West Hamilton | |
| unit 6 - 2br | \$795.00 | Parking. On main bus route. Minutes to Mac | |
| MONTHLY | \$4,134.33 | Tenants pay for heat and hydro. | |
| REVENUE | | MONTHLY | ANNUAL |
| RENTAL INCOME | | \$ 4,134.33 | \$ 49,611.96 |
| LAUNDRY | | \$ - | \$ - |
| | | \$ 4,134.33 | \$ 49,611.96 |
| OPERATING EXPENSES | | | |
| HYDRO/WATER | | \$ 375.00 | \$ 4,500.00 |
| GAS (hot water tanks only) | | \$ 25.00 | \$ 300.00 |
| INSURANCE | | \$ 150.00 | \$ 1,800.00 |
| REALTY TAXES | | \$ 354.92 | \$ 4,259.00 |
| REPAIRS & MAINTENANCE(estimated) | | \$ 83.33 | \$ 1,000.00 |
| TOTAL OPERATING EXPENSES | | \$ 988.25 | \$ 11,859.00 |
| PERCENTAGE OF INCOME | | 24% | |
| NET OPERATING INCOME | | \$37,752.96 | |

FINANCING

Treat as clear.

PROPERTY PROFILE

Address: 252 Main St. West Hamilton

Legal description: PT LT 9 BLK 2 RANGE 1 PL 1435
 Lot size: 33 X 150 FT
 Location: Hamilton West, near McMaster University
 No. of Suites: 3 X 2brm. 1 x 1br 2 x bach.
 Registered units: 6
 Fire retrofit: Complete
 Height: 2 storey walk up
 Construction: Brick and block
 Balconies: No
 Roof: Peaked roof replaced 2011
 Windows: unknown (some recent)
 Laundry Equip: none
 Elevator: none
 Closest Major Street: Queen St.
 Parking: 7 cars
 Heated by: Electric heat with separate meters.
 Hot water tank: Heated with gas
 Included in rent: Water,
 Appliances: 6 fridges and 6 stoves belonging to building
 Intercom: No

IMPROVEMENTS

NEW ROOF 2012
 NEW LANDSCAPING
 ALL UNITS RENOVATED
 WIRING AND PLUMBING REPLACED

**Rents are
below
market**

Parking included with rent

SUPERIOR CONDITION

