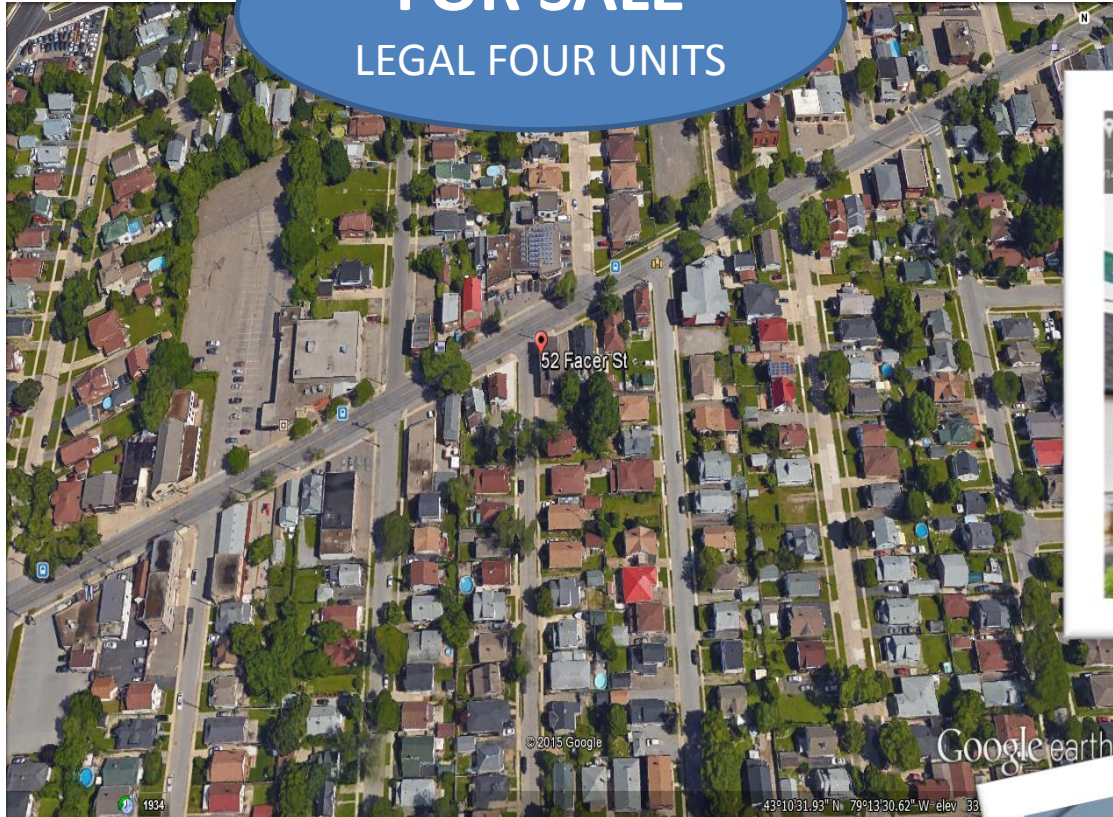


FOR SALE
LEGAL FOUR UNITS

ASKING PRICE \$310,000.00



GREAT RENTAL INCOME

52 FACER STREET ST., CATHARINES

**PRESENTED BY: INVESTPRO REALTY LTD.
BROKERAGE**

**DINO NICOISA 905 870 5852 dino@investprorealty.com
KANDY THOMPSON 289 244 5627 kandy@investprorealty.com**

INCOME AND EXPENSES

	MONTH	ANNUAL
RENT	\$ 3,100.00	37,200.00
EXPENSES:	MONTH	ANNUAL
TAXES	\$ 279.00	3,348.00
HYDRO	276.81	3,321.00
WATER	133.33	1,599.96
GAS	264.04	3,168.48
INSUR.	243.46	2,921.52
MAINT. (5%)	155.60	1,860.00
VACANCY (3%)	93.00	1,116.00
MANAGEMENT	124.00	1,488.88
TOTAL	\$1,568.64	\$18,823.68
NOI	\$1,531.36	18,376.32

LOT SIZE 43.67 X 117.6 FEET

RENT ROLL

UNIT 1 1BDR	\$ 800.00 PLUS HYDRO
UNIT 2 2BDR	\$ 800.00 PLUS HYDRO
UNIT 3 1BDR	\$ 750.00 HYDRO INCLUDED
UNIT 4 1BDR	\$ 750.00 HYDRO INCLUDED
GARAGE	\$ 150.00 POTENTIAL INCOME



**PRICED FOR
QUICK SALE**

FEATURES:

- *Ample parking
- *Side Driveway
- *Rear driveway
- * Attached Garage
- *Ceramic and Laminate floor
- *4 year old furnace
- *Sprinkler system in basement
- *Rear deck



**A MUST
SEE!!!**

