

DON'T MISS THIS GREAT INVESTMENT OPPORTUNITY

6 SPACIOUS UNITS

Near
Juravinski
Hospital

ASKING
PRICE
\$ 699,900.00



RENTS HAVE
LARGE
UPSIDE

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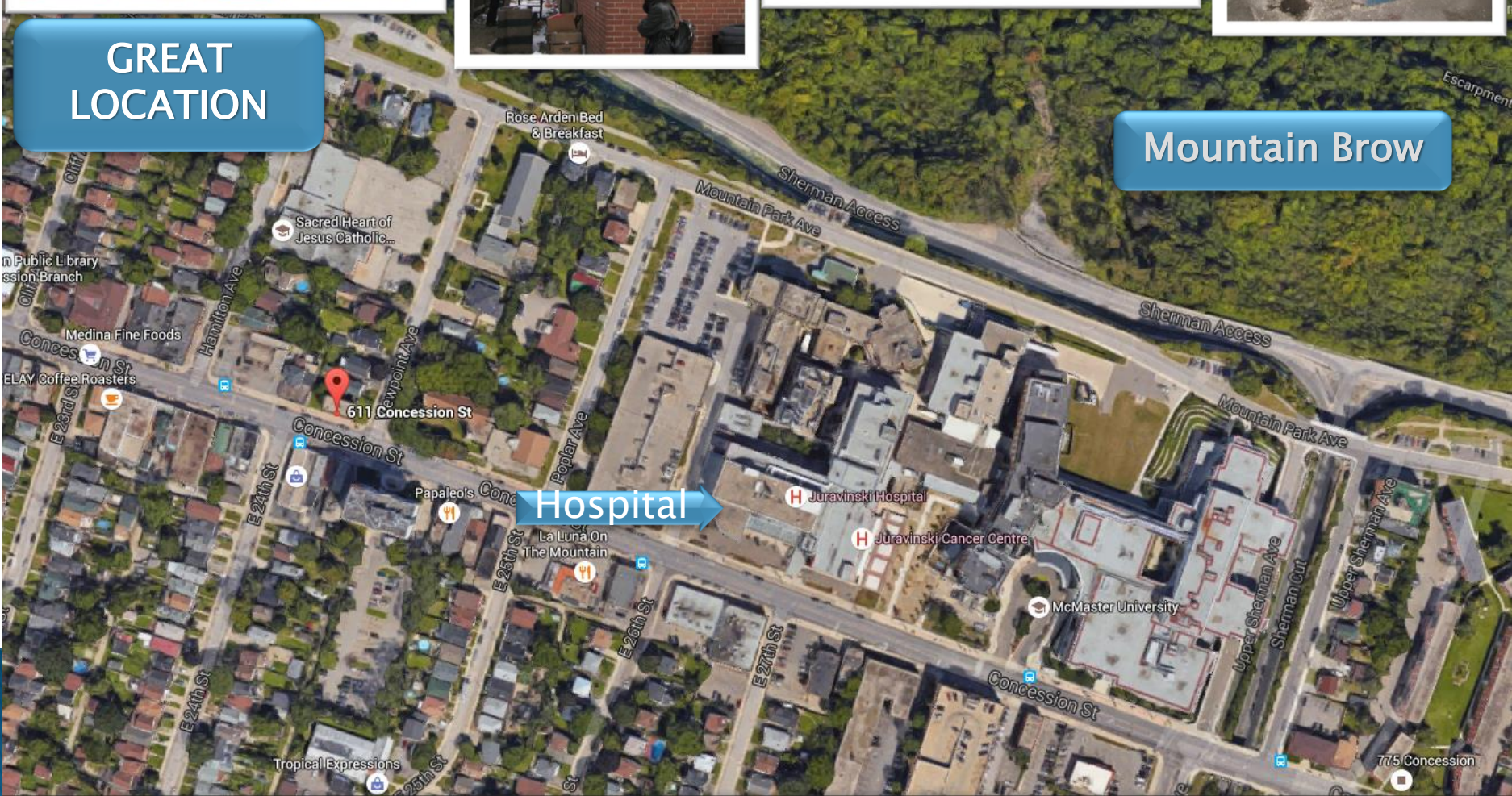
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611 Concession St., Hamilton



GREAT
LOCATION

Mountain Brow



Investment Profile

Offered at: \$699,900.00
Address: 611 Concession Street., Hamilton
Legal description: PLAN 361 PT LOT 22 & 21
Lot size: 90 X 30 FT
Location: Hamilton Mountain, next to Juravinski Hospital
No. of Suites: 6 X 1brm. suites
Registered units: 6
Fire retrofit: Completed
Fire Escape: Steel
Height: 3 storey walk up
Construction: Brick and block
Balconies: No
Roof: Flat roof, age unknown
Windows: Recent
Laundry Equip: 1 set, washer and dryer rented
Elevator: None
Closest Major Street: Upper Wentworth St.
Parking: None
Heated by: Natural gas hot water boiler
Hot water tank: Owned
Included in rent: Heat, Water
Appliances: 6 fridges and 6 stoves belonging to building
Intercom: Yes

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LARGE
UPSIDE**

PROPERTY INCOME and EXPENSES

6 UNIT APARTMENT BLDG.			
611 Concession St. Hamilton Mountain			
OFFERING PRICE	\$ 699,900.00	INVESTMENT	SUMMARY
PRICE PER UNIT	\$ 116,650.00	CASH DOWN	\$ 174,975
UNIT TYPE	RENT CHARGE	PERCENT DOWN	25%
unit 1 - 1 brm.	\$ 713.00	CAP RATE	5.09%
unit 2 - 1 brm.	\$ 694.00		
unit 3 - 1 brm.	\$ 648.40	AVERAGE RENT	\$ 684.43
unit 4 - 1 brm.	\$ 581.50	REMARKS	
unit 5 - 1 brm.	\$ 795.00	Very well kept building.	
unit 6 - 1 brm.	\$ 674.70	Never any vacancies.	
MONTHLY	\$ 4,106.60	Rents have huge upside.	
<u>REVENUE</u>		MONTHLY	ANNUAL
RENTAL INCOME		\$ 4,106.60	\$ 49,279
LAUNDRY		\$ 100.00	\$ 1,200
VACANCY		\$ (58.33)	\$ (700)
STORAGE (Pontential)		\$ 100.00	\$ 1,200
		\$ 4,248.27	\$ 50,979
<u>OPERATING EXPENSES</u>			
HYDRO/WATER		\$ 239.17	\$ 2,870
GAS		\$ 311.50	\$ 3,738
INSURANCE		\$ 150.00	\$ 1,800
REALTY TAXES		\$ 361.08	\$ 4,333
WAGES		\$ 50.00	\$ 600
HOT WATER RENTALS		\$ -	\$ -
REPAIRS & MAINTENANCE(estimated)		\$ 166.67	\$ 2,000
TOTAL OPERATING EXPENSES		\$ 1,278.42	\$ 15,341
PERCENTAGE OF INCOME		30%	
<u>NET OPERATING INCOME</u>		\$35,638	