



No
47

SPRING STREET
HAMILTON ONTARIO



A turn-key profitable investment in Corktown.

FLEXIBLE LAYOUT (1876 SF)

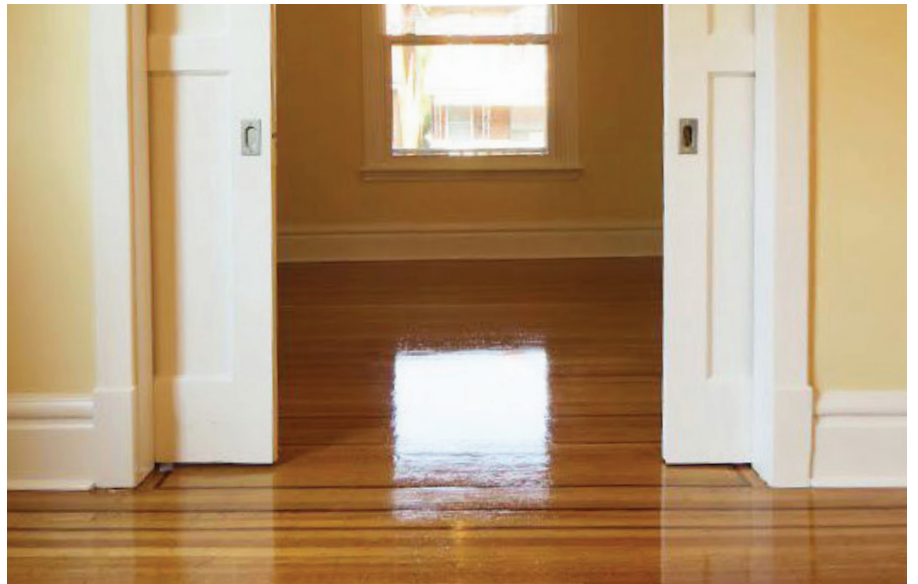
Perfect two-family home or convenient in-law set-up.
Live in one home and rent the second to pay your mortgage.

GREAT RETURN ON INVESTMENT

With an Asking Price of \$439,000, generate \$28,000 in gross annual rent. That's a 13% ROI (Net Profit) or 33% ROI (including 4% annual property appreciation).

UNBEATABLE LOCATION

It's just a three minute drive to an elementary school, a five minute bus ride to the GO train station and a two minute walk to the trendy Corktown restaurant district.



- Custom bathroom fixtures & vanities
- Custom kitchen cabinets & stainless steel appliances
- Newly replaced roof shingles

- Relaxing terrace balcony
- Custom windows & quality carpeting
- Beautiful natural hardwood flooring

Financials

Projected Return on Investment

| | |
|-------------------------------|------------------|
| Description: | 2.5 Storey Brick |
| No. of Units: | Two |
| Age: | 50 +/- Years |
| Purchase Price | \$439,000 |
| Investment - 20% Down Payment | \$87,800 |
| Mortgage - 80% from Bank | \$351,200 |

PROJECTED PROFIT

| | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | Total |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rent Income | | | | | | |
| Currently earning \$2345 per mo. (Allow for 2% annual increase) | \$28,140 | \$28,703 | \$29,277 | \$29,862 | \$30,460 | \$146,442 |
| Less Expenses | | | | | | |
| Mortgage Payment - Interest Portion* | -\$8,323 | -\$8,166 | -\$8,005 | -\$7,840 | -\$7,672 | -\$40,006 |
| Property Tax (Based on 2016 interim tax bill, allow for 2% annual increase) | -\$2,680 | -\$2,734 | -\$2,789 | -\$2,844 | -\$2,901 | -\$13,948 |
| Utilities (Based on 2016 Jan-Mar bills, allow for 2% annual increase**) | -\$3,068 | -\$3,129 | -\$3,192 | -\$3,255 | -\$3,321 | -\$15,964 |
| Insurance | -\$1,355 | -\$1,383 | -\$1,410 | -\$1,438 | -\$1,467 | -\$7,054 |
| Repairs & Maintenance (Estimated) | -\$1,000 | -\$1,020 | -\$1,040 | -\$1,061 | -\$1,082 | -\$5,204 |
| Net Profit | \$11,714 | \$12,271 | \$12,841 | \$13,423 | \$14,016 | \$64,266 |

PROJECTED RETURN ON INVESTMENT

| | | | | | | |
|---|------------|------------|------------|------------|------------|-------------|
| Net Profit | \$11,714 | \$12,271 | \$12,841 | \$13,423 | \$14,016 | \$64,266 |
| Investment Down Payment | \$87,800 | \$87,800 | \$87,800 | \$87,800 | \$87,800 | \$87,800 |
| ROI - Net Profit Only | 13% | 14% | 15% | 15% | 16% | 73% |
| Property Value (with 4% annual appreciation) | \$456,560 | \$474,822 | \$493,815 | \$513,568 | \$534,111 | \$534,111 |
| Net Property Appreciation | \$17,560 | \$18,262 | \$18,993 | \$19,753 | \$20,543 | \$95,111 |
| Total Profit (Net profit + net property appreciation) | \$29,274 | \$30,534 | \$31,834 | \$33,176 | \$34,559 | \$159,376 |
| Total ROI - Net Profit and Appreciation | 33% | 35% | 36% | 38% | 39% | 182% |

PROJECTED CASH FLOW

| | | | | | | |
|-------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Net Profit | \$11,714 | \$12,271 | \$12,841 | \$13,423 | \$14,016 | \$64,266 |
| Less Mortgage Principal | -\$6,496 | -\$6,653 | -\$6,814 | -\$6,979 | -\$7,147 | -\$34,098 |
| Cash In-Flow | \$5,218 | \$5,618 | \$6,027 | \$6,444 | \$6,869 | \$30,177 |

* Based on mortgage amount of \$351,200 (80% of purchase price) of applicants, and 35-year amortization period.

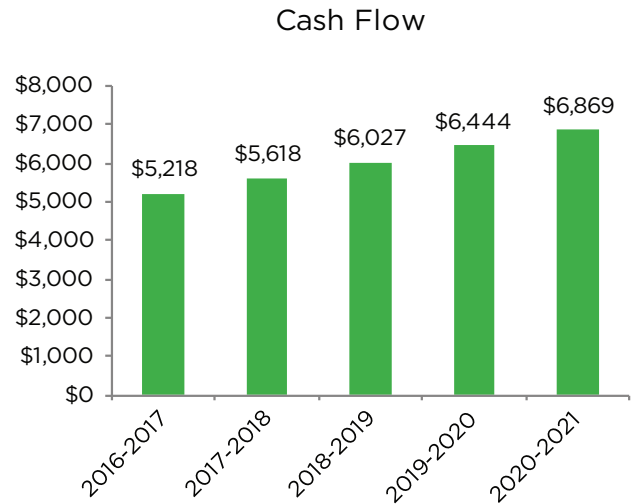
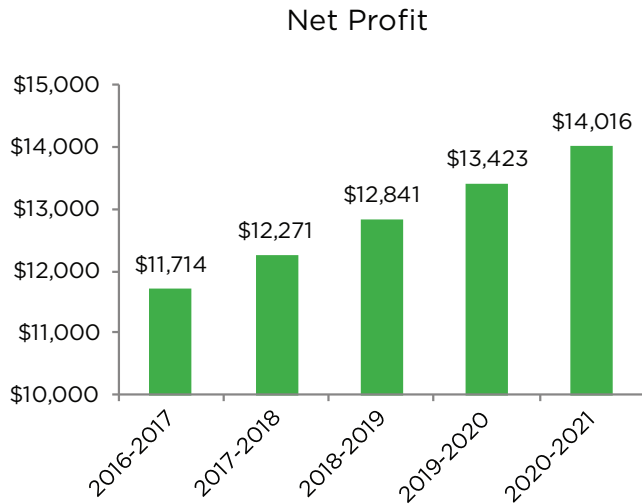
5-year fixed mortgage rate of 2.39% published by various mortgage brokers (eligibility varies based on financial standing)

** Utilities Breakdown: 1) Reliance (Boiler): Jan-Mar 2016 (\$47.95) - Annualized Cost of \$191.80. 2) Horizon: Jan 19-Mar 18 (\$200.61)

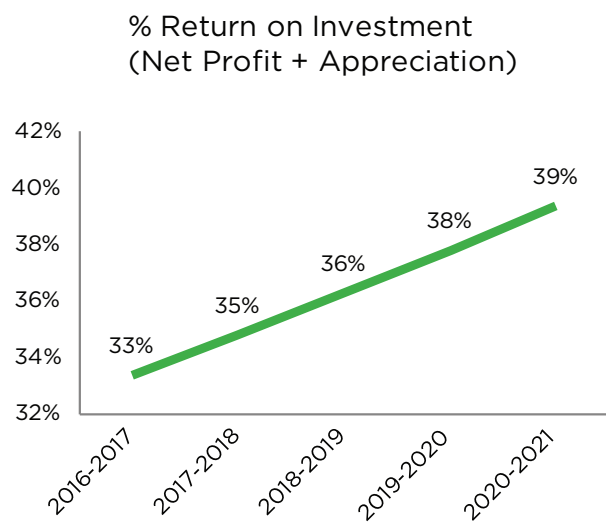
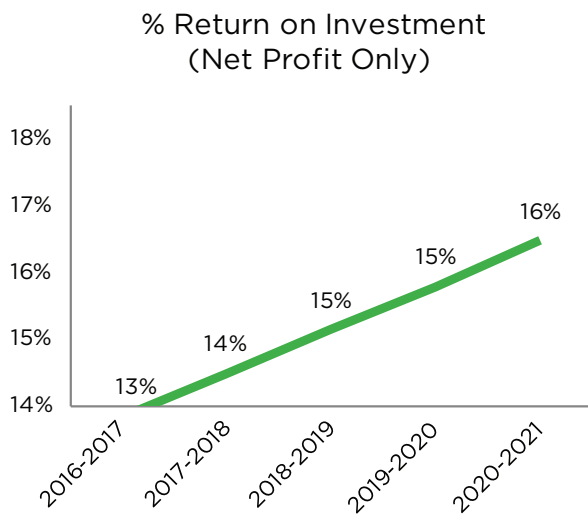
- Annualized Cost of \$1,203.66. 3) Union Gas: Jan-Mar 2016 (\$418.05) - Annualized Cost of \$1,672.20

*** HUB Insurance

INCREASING PROFITS WITH A NET-POSITIVE CASH FLOW INVESTMENT

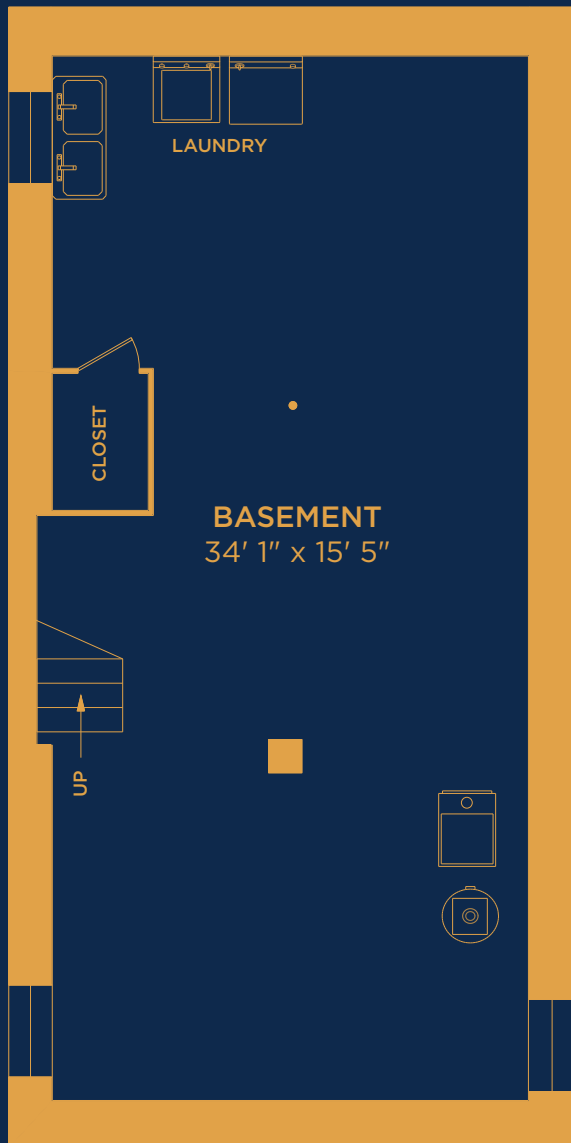


LEVERAGE HAMILTON'S STRONG PROPERTY APPRECIATION TRACK RECORD



Elevations 1876 SF

Designed for maximum versatility



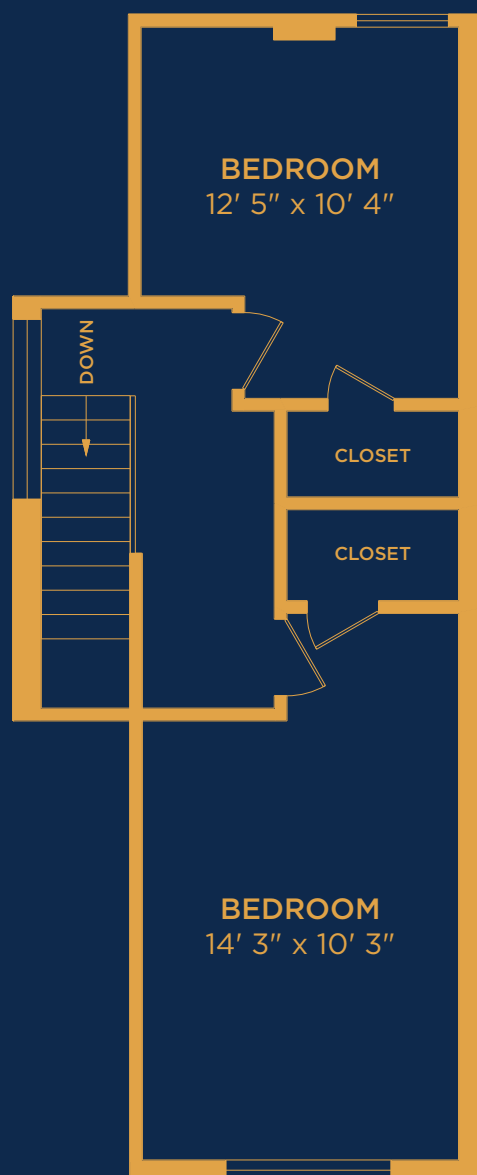
LOWER LEVEL



MAIN LEVEL
685 SQ FT



SECOND LEVEL
697 SQ FT



THIRD LEVEL
494 SQ FT

The Neighborhood

Central to Everything!



SCHOOLS

Dr. Edgar Davey Elementary School - 0.67km / 9 min walk
Central Junior Public School - 1.1km / 15 min walk
Ryerson Middle School - 1.67km / 22 min walk
Sir John A. Macdonald Secondary - 1.41km / 19 min walk
École élémentaire Georges-P-Vanier - 3.13km / 42 min walk
École secondaire Georges-P-Vanier - 3.13km / 42 min walk
St. Patrick's Catholic Elementary - 0.48km / 6 min walk

PARKS

Shamrock Park - 0.31km / 4 min walk
Wellington Park - 0.35km / 5 min walk
Corktown Park - 0.36km / 5 min walk
Carter Park - 0.36km / 5 min walk
Bishop's Park - 0.45km / 6 min walk

TRANSIT

Nearest street level transit stop - 0.04km / 1 min walk
Nearest GO rail transit stop - 0.64km / 9 min walk

WORK & SHOP

The Standard Life Centre (Offices) - 1.4km / 18 min walk
Jackson Square (Shopping & Groceries) - 1.1km / 13 min walk

WALKSCORE: 90 (WALKER'S PARADISE)

Source: www.walkscore.com

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