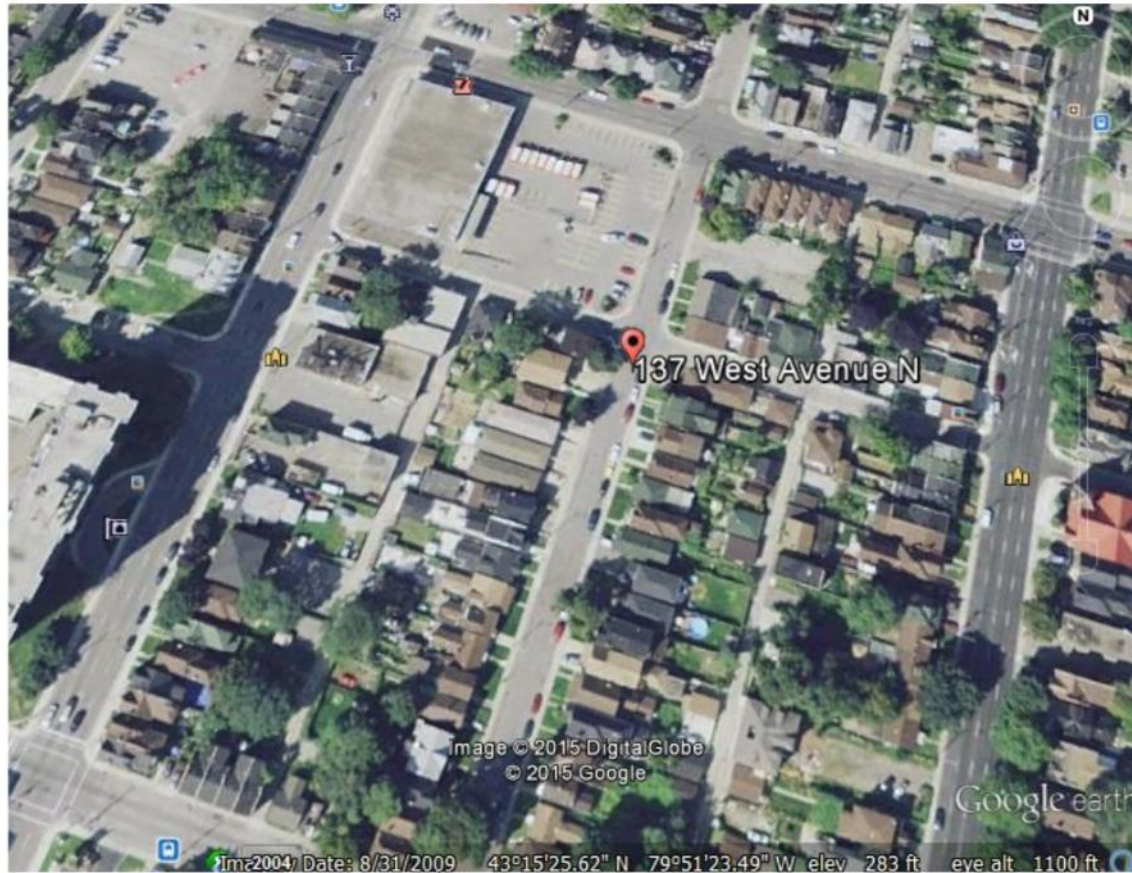


GREAT RENTAL INCOME

ASKING PRICE \$329,000.00

LEGAL FOUR UNITS



137 West Avenue North,
Hamilton

PRESENTED BY : INVESTPRO REALTY LTD.

DINO NICOSIA 905 870 5852 dino@investprorealty.com

KANDY THOMPSON 289 244 5627 kandy@investprorealty.com

INCOME AND EXPENSES

	MONTH	ANNUAL
RENT	\$2300.00	\$27,600.00
EXPENSES:		
Taxes	\$167.42	\$2,009.04
Insurance	\$164.50	\$1,974.00
Heat	\$ 52.50	\$ 630.00
Hydro/water	\$282.50	\$3,390.00
TOTAL	\$ 666.92	\$ 8,003.04
NOI	\$1,633.08	\$19,596.96

FEATURES

- On major bus route
- Close to all amenities
- Long term tenants
- Vinyl siding
- Forced Air Furnace
- Dry Unfinished Full Basement
- 100 amp Service

MONTHLY RENTAL

MAIN FLOOR

- 1BDRM \$650.00 inclusive
- BACHELOR \$550.00 inclusive

SECOND FLOOR

- BACHELOR \$550.00 inclusive
- BACHELOR \$550.00 inclusive
(shared bath)

INFORMATION PROVIDED BY SELLER and INVESTPRO HAS
NOT CONFIRMED ACCURACY.

- **LOT SIZE: 24 X 80 FEET**
- LEGAL DESCRIPTION: PT 223 PT LT 45N/S OF KING OR AS PER DEED