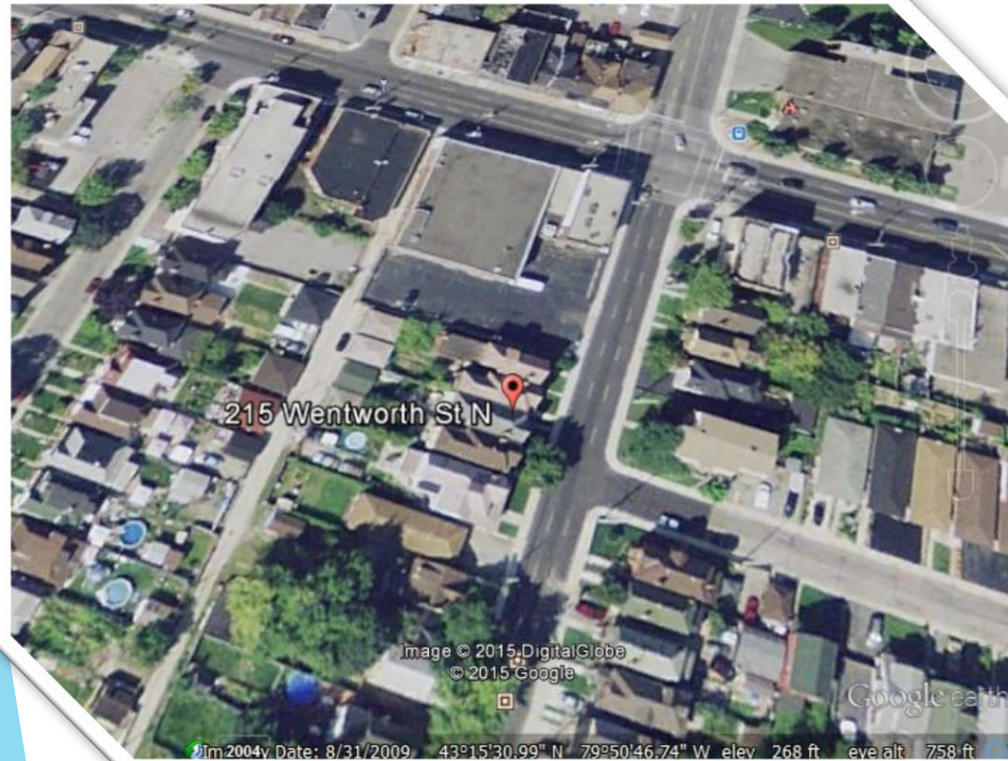


# GREAT RENTAL INCOME

2.5 STOREY BRICK HOME,  
NEAR PARKS, SCHOOL  
HOSPITAL, BUS ROUTE

Asking Price  
**\$289,900.00**



**215 WENTWORTH AVENUE NORTH  
HAMILTON**

PRESENTED BY : INVESTPRO REALTY LTD.  
DINO NICOSIA 905 870 5852 [dino@investprorealty.com](mailto:dino@investprorealty.com)  
KANDY THOMPSON 289 244 5627 [kandy@investprorealty.com](mailto:kandy@investprorealty.com)

# INCOME AND EXPENSES

<b>INCOME:</b>	<b>MONTH</b>	<b>ANNUAL</b>
RENT	\$ 1,930.00	\$ 23,158.00

<b>EXPENSES:</b>	<b>MONTH</b>	<b>ANNUAL</b>
Taxes	127.24	1,526.88
Insurance	164.50	1,974.00
Heat	99.50	1,194.00
Hydro/Water	250.00	3,000.00
<b>TOTAL</b>	<b>\$641.40</b>	<b>\$7694.88</b>

<b>NOI</b>	<b>\$1,288.76</b>	<b>\$15,463.12</b>
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- 2.5 Story Brick Home
- On Major Bus Route
- Full Basement
- Forced Air Furnace
- Detached Garage in Rear
- Rear Drive
- 2 Separate hydro Meters
- Great Tenants
- Double Garage, at rear drive,
- Parking Surfaced
- Updated Wiring
- Updated Plumbing
- Mostly newer Windows
- Zoned as Single Family

INFORMATION PROVIDED BY SELLER and NOT CONFIRMED BY LISTING BROKER

## RENT ROLL

<b>BASEMENT</b>	<b>\$500.00 PER MONTH INCLUSIVE</b>
<b>FIRST FLOOR</b>	<b>\$700.00 PER MONTH INCLUSIVE</b>
<b>SECOND FLOOR</b>	<b>\$600.00 PER MONTH PLUS HYDRO</b>
<b>GARAGE</b>	<b>\$130.00 PER MONTH INCLUSIVE</b>

PT LOTS 8 & 9  
PLAN 194

LOT SIZE 24 X  
80 FEET