

# GREAT INVESTMENT OPPORTUNITY

**11 Units (possible 12 units)  
in Desirable  
Jamesville Neighborhood**

**ASKING PRICE \$1,950,000.00**

Property severance has been approved, for two separate titles.



**Excellent  
Condition and  
Location. Near Go  
Station and  
Hamilton harbour.**

**Investpro Realty Ltd.** Brokerage

**Dino Nicosia, Broker of Record**  
**P 905 870 5852**  
**E dino@investprorealty.com**

**486-492 James St. North, Hamilton**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**

*490 James Street North (Convenience Store)*



*490 James Street North (Basement)*



**PHOTOGRAPHS OF THE SUBJECT PROPERTY**

*492 James Street North (Pub Interior)*



**PHOTOGRAPHS OF THE SUBJECT PROPERTY**

*490 James Street North (Apartment Interior)*



*490 James Street North (Apartment Interior)*



*2 James Street North (Basement)*





RENT ROLL 486-492 James Street North					
No.	Address	Type	Description	Name	Monthly Rent
1	486 James	Comm.	Restaurant	Harbour Diner	\$ 2,600.00
2	490 James	Comm.	Convenience	HIBA Convenience	\$ 1,860.00
3	492 James	Comm.	Barber	Luigi Hair Stylist	\$ 900.00
4	492 James	Comm.	Bar and Grill	OUR CORNER	\$ 2,207.00
5	8 Picton	2 br	Residential		\$ 815.00
6	8 1/2 Picton	2 br	Residential		\$ 755.00
7	490 James upper	2 br	Residential		\$ 950.00
8	490 James upper	2 br	Residential		\$ 915.00
9	492 James A	2 br	Residential		\$ 975.00
10	492 James B	1 br	Residential		\$ 1,100.00
11	492 James C	2 br	Residential		\$ 825.00
12	486 James upper	2 br	Residential	used by Harbour	\$ -
					\$ 13,902.00

## INVESTMENT PROPERTY FOR SALE 11 UNITS

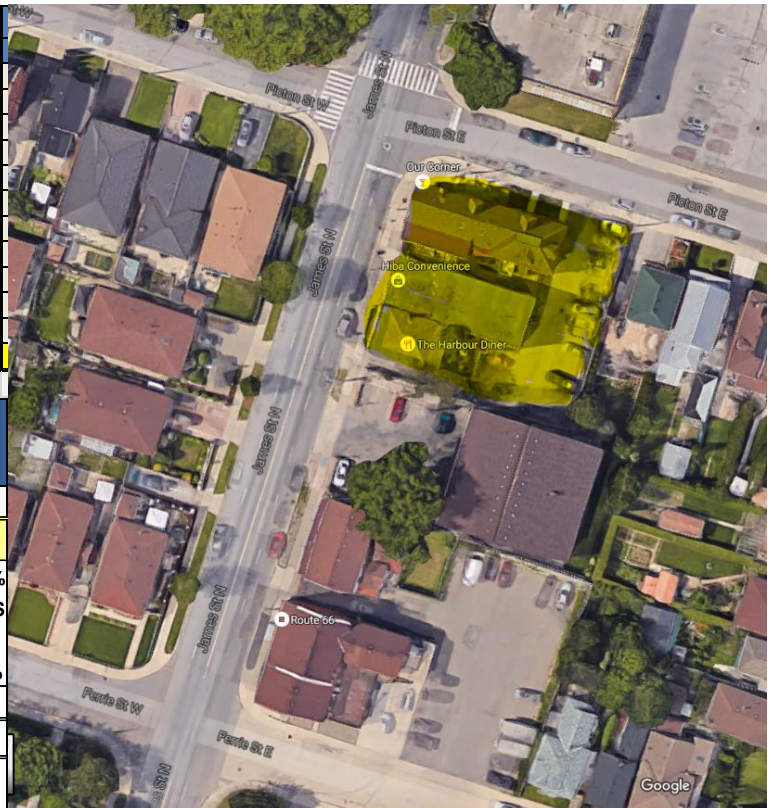
### FINANCIAL INFORMATION SHEET

486-492 James Street N. Hamilton

**ASKING PRICE \$1,950,000**

DESCRIPTION-	Comm./residential	VACANCY FACTOR	3.00%
NO. OF UNITS-	11	AGE:	50 + YEARS
CAP RATE:	6.05%	DOWN PAYMT \$	525,000
GRM:	7.41	%. DOWN	27%
R.I.O.	10%	Average rents \$	1,263.82

REVENUE	PER UNIT/YEAR	Monthly	Annual
RENTAL INCOME	\$ 15,165.82	\$ 13,902.00	\$ 166,824
LAUNDRY INCOME	\$ -	\$ -	\$ -
PARKING	\$ -	\$ -	\$ -
VACANCY FACTOR	\$ (108.80)	\$ (417.06)	\$ (5,005)
EFFECTIVE GROSS INCOME	\$ 3,517.81	\$ 13,484.94	\$ 161,819
OPERATING EXPENSES	PER UNIT/YEAR	Monthly	Annual
HYDRO/WATER	\$ 454.55	\$ 416.67	\$ 5,000.00
GAS HEATING	\$ 409.09	\$ 375.00	\$ 4,500.00
INSURANCE	\$ 409.09	\$ 375.00	\$ 4,500.00
R.E.TAXES	\$ 1,892.45	\$ 1,734.75	\$ 20,817.00
RENTAL EQUIPMENT	\$ 45.45	\$ 41.67	\$ 500.00
REPAIRS/MAINTENANCE (estimated)	\$ 454.55	\$ 416.67	\$ 5,000.00
MANAGEMENT/WAGES	\$ 327.27	\$ 300.00	\$ 3,600.00
<b>TOTAL EXPENSES</b>	<b>27.14%</b>	<b>\$ 3,659.75</b>	<b>\$ 43,917</b>
<b>NET OPERATING INCOME</b>		<b>\$ 9,825.19</b>	<b>117,902</b>



# • Property Profile

- New Plumbing 2009
- New Wiring 2009
- New Roofs 2009
- Boilers replaced 2007 and 2015
- All New Kitchens and Baths (exception of 1 unit)
- 12<sup>th</sup> unit included with rent at Harbour Diner
- **Property severance has been approved, for two separate titles.**  
Ask Listing Broker for details.

## PHOTOGRAPHS OF THE SUBJECT PROPERTY

*492 James Street North ("Loft" Apartment Interior)*



*492 James Street North ("Loft" Apartment Interior)*





# Desirable Neighborhood

