

Great Investment Opportunity

Asking Price \$434,900.00

FOR SALE
LEGAL FOUR - PLEX



GREAT RENTAL INCOME

**52 FACER STREET ST.,
CATHARINES**

PRESENTED BY: **INVESTPRO REALTY LTD.**
BROKERAGE

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INCOME AND EXPENSES

INVESTMENT PROPERTY FOR SALE				
52 FACER ST.		ST. CATHARINES		
ASKING PRICE		\$434,900	PRICE/UNIT.. \$108,725	
DESCRIPTION-	BRICK 4-PLEX	VACANCY		0.00%
NO. OF UNITS-	4	AGE:		50 +/- YEARS
CAP RATE:	4.73%	DOWN PAYMT		\$130,470
GRM:	12.19	% DOWN		30%
Net Return %				
REVENUE		Monthly	Annual	Per Unit
RENTAL INCOME FROM RESIDENTIAL		\$ 3,100	\$ 37,200	\$ 775
GARAGE RENTAL		\$ 150	\$ 1,800	
VACANCY BAD/DEBT		\$ -	\$ -	\$ -
Effective Gross	Income	\$ 3,069	\$ 36,828	
OPERATING EXPENSES		Monthly	Annual	Per Unit
UTILITIES		\$ 674	\$ 8,090	\$ 2,023
INSURANCE (Estimated)		\$ 150	\$ 1,800	\$ 450
R.E.TAXES 2016		\$ 279	\$ 3,400	\$ 850
REPAIRS/MAINTENANCE (Estimated)		\$ 150	\$ 1,800	\$ 450
WAGES (Estimated)		\$ 100	\$ 1,200	\$ 300
TOTAL EXPENSES 44.09%		\$ 1,353	\$ 16,290	\$ 4,073
INCOME BEFORE DEBT SERVICE		\$ 1,716	\$ 20,590	\$ 428.96

Arrange own Mortgage
Rents Have Huge Upside

LOT SIZE 43.67 X 117.6 FEET

RENT ROLL

UNIT 1 1BDR	\$ 800.00 PLUS HYDRO
UNIT 2 2BDR	\$ 800.00 PLUS HYDRO
UNIT 3 1BDR	\$ 750.00 HYDRO INCLUDED
UNIT 4 1BDR	\$ 750.00 HYDRO INCLUDED
GARAGE	\$ 150.00 POTENTIAL

FEATURES:

- *Ample parking
- *Side Driveway
- *Rear driveway
- * Attached Garage
- *Ceramic and Laminate floor
- *5 year old gas boiler
- *Sprinkler system in basement
- *Rear deck
- *Laundry income potential





**A MUST
SEE!!!**

