

GREAT INVESTMENT OPPORTUNITY

NEW PRICE
\$469,000.00

5.98% CAP RATE

FOR SALE
LEGAL FOUR - PLEX



RENT HAS HUGE UPSIDE

INVESTPRO REALTY LTD. BROKERAGE
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52 FACER STREET ST., CATHARINES

INCOME AND EXPENSES

INVESTMENT PROPERTY FOR SALE				
52 FACER ST.		ST. CATHARINES		
ASKING PRICE	\$469,000	PRICE/UNIT..	\$117,250	
DESCRIPTION-	BRICK 4-PLEX	VACANCY	0.00%	
NO. OF UNITS-	4	AGE:	50 +/- YEARS	
CAP RATE:	5.98%	DOWN PAYMT	\$140,700	
GRM:	11.40	% DOWN	30%	
Net Return %				
REVENUE		Monthly	Annual	
RENTAL INCOME (Effective Sept. 2018)		\$ 3,278	\$ 39,335	
GARAGE RENTAL POTENTIAL		\$ 150	\$ 1,800	
VACANCY BAD/DEBT		\$ -	\$ -	
Effective Gross Income		\$ 3,428	\$ 41,135	
OPERATING EXPENSES		Monthly	Annual	Per Unit
UTILITIES		\$ 674	\$ 6,000	\$ 1,500
INSURANCE	(Estimated)	\$ 150	\$ 1,600	\$ 400
R.E.TAXES 2017		\$ 279	\$ 3,700	\$ 925
REPAIRS/MAINTENANCE	(Estimated)	\$ 150	\$ 1,800	\$ 450
TOTAL EXPENSES	31.85%	\$ 1,253	\$ 13,100	\$ 3,275
INCOME BEFORE DEBT SERVICE		\$ 2,336	\$ 28,035	\$ 584.07

BUYER TO ARRANGE OWN FINANCING

SELLER WILL CONSIDER VTB SECOND

LOT SIZE 43.67 X 117.6 FEET

RENT ROLL		
(Increase served Sept. 2018)		
Unit	TYPE	Monthly Charge
1	1 brm.+ Den	\$ 826.62
2	2 brm.	\$ 826.62
3	1 brm	\$ 850.00
4	1 brm	\$ 774.70
Total Monthly		\$ 3,277.94

FEATURES:

- *Ample parking
 - *Side Driveway
 - *Rear driveway
 - * Attached Garage
 - *Ceramic and Laminate floors
 - *6 year old gas boiler
 - *Sprinkler system in basement
 - *Rear wood deck
 - *Laundry income potential
- Included in price exterior painting of brick.
- Price includes New Roof





**A MUST
SEE!!!**

