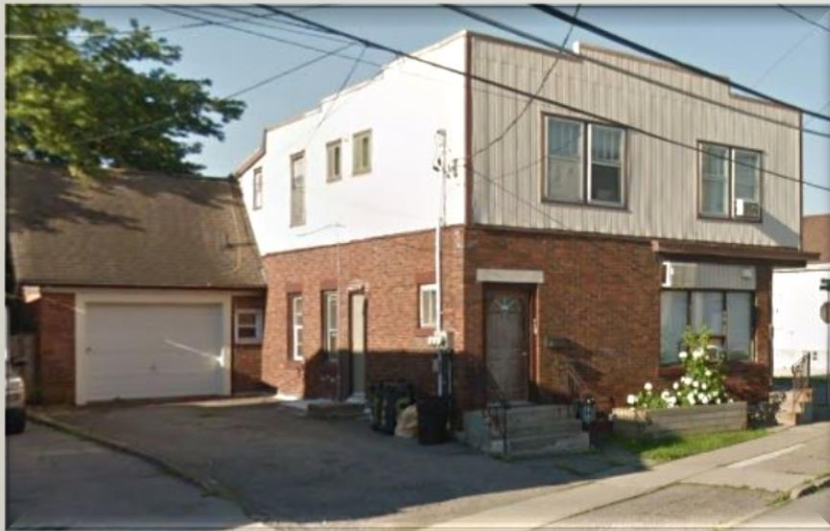


# GREAT INVESTMENT OPPORTUNITY

OFFERING PRICE  
\$479,000.00

**FOR SALE**  
LEGAL FOUR - PLEX



**RENT HAS HUGE UPSIDE**

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

**52 FACER STREET ST, CATHARINES**

# INCOME AND EXPENSES

INVESTMENT PROPERTY FOR SALE					
52 FACER ST.		ST. CATHARINES			
<b>ASKING PRICE</b>	<b>\$479,000</b>		<b>PRICE/UNIT..</b>	<b>\$119,750</b>	
<b>DESCRIPTION-</b>	<b>BRICK 4-PLEX</b>		<b>VACANCY</b>	2.00%	
<b>NO. OF UNITS-</b>	4		<b>AGE:</b>	50 +/- YEARS	
<b>CAP RATE:</b>	5.77%		<b>DOWN PAYMT</b>	\$143,700	
<b>GRM:</b>	11.79		<b>%. DOWN</b>	30%	
<b>Net Return %</b>					
<b>REVENUE</b>			<b>Monthly</b>	<b>Annual</b>	
RENTAL INCOME FROM RESIDENTIAL		\$ 3,235	\$ 38,820		
GARAGE RENTAL POTENTIAL		\$ 150	\$ 1,800		
VACANCY BAD/DEBT		\$ -	\$ -	\$ -	
<b>Effective Gross Income</b>		<b>\$ 3,385</b>	<b>\$ 40,620</b>		
<b>OPERATING EXPENSES</b>		<b>Monthly</b>	<b>Annual</b>	<b>Per Unit</b>	
UTILITIES		\$ 674	\$ 6,000	\$ 1,500	
INSURANCE	(Estimated)	\$ 150	\$ 1,500	\$ 375	
R.E.TAXES 2017		\$ 279	\$ 3,700	\$ 925	
REPAIRS/MAINTENANCE	(Estimated)	\$ 150	\$ 1,800	\$ 450	
<b>TOTAL EXPENSES</b>	<b>32.00%</b>	<b>\$ 1,253</b>	<b>\$ 13,000</b>	<b>\$ 3,250</b>	
<b>INCOME BEFORE DEBT SERVICE</b>		<b>\$ 2,302</b>	<b>\$ 27,620</b>	<b>\$ 575.42</b>	
<b>FINANCING</b>		Loan to Value	AMOUNT	INTEREST RATE	INTEREST PYMT
NEW MTG.	TBA	70%	\$335,300	3.50%	\$ 9,974
SECOND MTG.			\$ -	0%	\$ -
		<b>TOTALS</b>	<b>\$335,300</b>		<b>\$ 9,974</b>
<b>CASHFLOW SUMMARY</b>		<b>Monthly</b>	<b>Annual</b>		
	<b>NET OPERATING INCOME</b>	<b>\$ 2,302</b>	<b>\$ 27,620</b>		
	<b>INTEREST CHARGES</b>	<b>\$ 831</b>	<b>\$ 9,974</b>		
	<b>PRINCIPAL PAYMENT</b>	<b>\$ 619</b>	<b>\$ 7,426</b>		
	<b>CASH FLOW</b>	<b>\$ 852</b>	<b>\$ 10,220</b>		
	<b>NET RETURN</b>	<b>\$ 1,471</b>	<b>\$ 17,646</b>		

## RENT ROLL

UNIT 1 1BR	\$ 812.00	PLUS HYDRO
UNIT 2 2BR	\$ 812.00	PLUS HYDRO
UNIT 3 1BR	\$ 850.00	HYDRO INCLUDED
UNIT 4 1BR	\$ 761.00	HYDRO INCLUDED
GARAGE	\$ 150.00	POTENTIAL

## 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.



**BUYER TO ARRANGE OWN FINANCING**  
**LOT SIZE 43.67 X 117.6 FEET**



**A MUST  
SEE!!!**

