



FOR SALE
LEGAL FOUR UNITS

Asking \$424,900.00

GREAT RENTAL INCOME

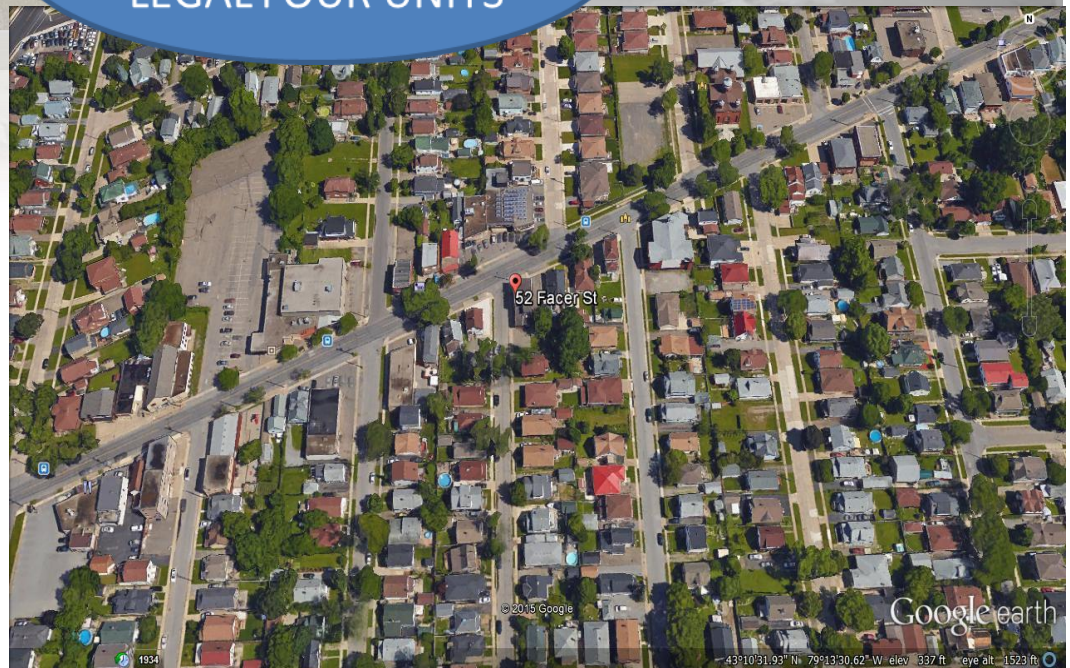
52 FACER STREET ST., CATHARINES

PRESENTED BY: INVESTPRO REALTY LTD.

BROKERAGE

DINO NICOISA 905 870 5852 dino@investprorealty.com

KANDY THOMPSON 289 244 5627 kandy@investprorealty.com



Income/Expenses

RENT **\$ 3,100.00** 37,200.00

EXPENSES:	MONTH	ANNUAL
TAXES	\$ 285.53	\$ 3,348.00.
HYDRO	285.05	3,420.63
WATER	137.33	1,647.96
GAS	271.96	3,263.53
INSUR.	166.66	2,000.00
MAINT. (5%)	155.60	1,860.00
TOTAL	\$1,303.34	\$15,640.12
NOI	\$1,796.66	\$21,559.88

RENT ROLL

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

LOT SIZE 43.67 X 117.6 FEET

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Features

- *Ample parking
- *Side Driveway
- *Rear driveway
- *Attached Garage
- *Ceramic and Laminate floor
- *Boiler 5 years old
- *Sprinkler system in basement
- *Rear deck
- *Updated wiring and plumbing



**A MUST
SEE!!!**