

GREAT INVESTMENT OPPORTUNITY

ASKING PRICE

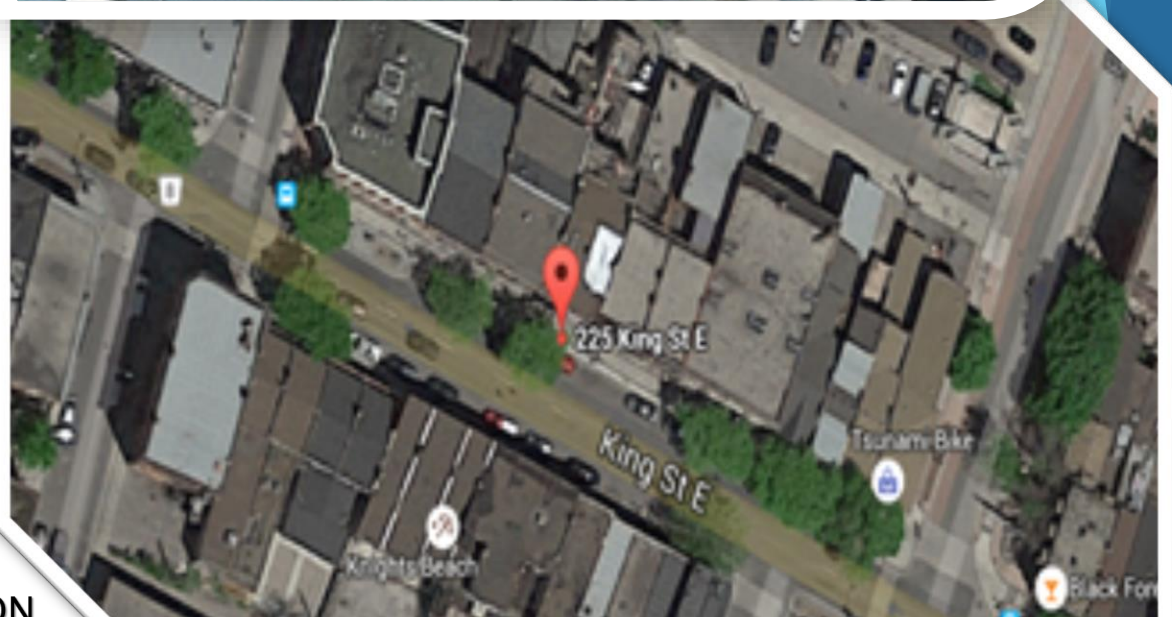
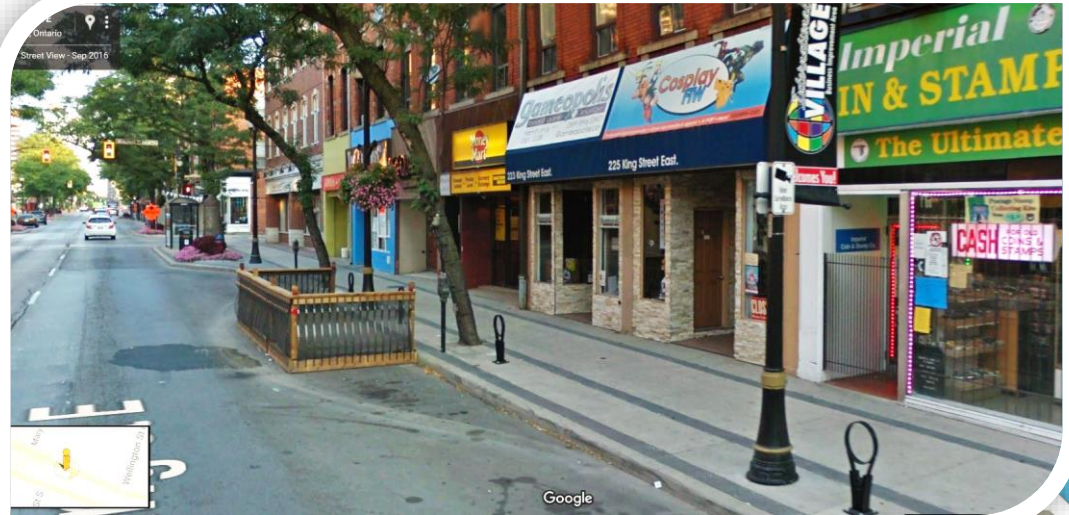
\$ 1,099,000.00

DESIRABLE DOWNTOWN LOCATION

4 UNITS, OVER 6,000 SQ. FT.

2 LARGE LUXURY APARTMENTS
PLUS 2 SPACIOUS COMM. UNITS

Come visit
International Village
Desirable Downtown
Neighbourhood



223-225 KING ST. EAST, HAMILTON

2 COMMERCIAL and 2 LUXURY RESIDENTIAL UNITS

INCOME PROJECTION

223-225 KING ST. EAST		HAMILTON	DOWNTOWN	
ASKING PRICE		\$1,099,000		
DESCRIPTION-	3 STOREY- WALK-UP		VACANCY	0.00%
NO. OF UNITS-	4		AGE:	50 +/- YEARS
CAP RATE:	5.07%		DOWN PAYMT	\$329,700
GRM:	14.47		%. DOWN	30%
R.I.O.	8%			
REVENUE		Monthly	Annual	Per Unit
RENTAL INCOME from RESIDENTIAL		\$ 3,845	\$ 46,140	\$ 1,922.50
RENTAL INCOME from COMMERCIAL		\$ 2,485	\$ 29,820	\$ 1,242.50
PARKING		\$ -	\$ -	\$ -
VACANCY BAD/DEBT		\$ -	\$ -	\$ -
E.G.I.		\$ 6,330	\$ 75,960	\$ 1,582.50
OPERATING EXPENSES		Monthly	Annual	Per Unit
UTILITIES		\$ 500	\$ 6,000	\$ 62.50
INSURANCE		\$ 183	\$ 2,200	\$ 550.00
R.E.TAXES 2017		\$ 754	\$ 9,051	\$ 2,262.75
REPAIRS/MAINTENANCE (estimated)		\$ 250	\$ 3,000	\$ 750.00
TOTAL EXPENSES	26.66%	\$ 1,688	\$ 20,251	\$ 5,062.75
INCOME BEFORE DEBT SERVICE		\$ 4,642	\$ 55,709	\$ 386.87
FINANCING		AMOUNT	INTEREST RATE	INTEREST PYMT
NEW MTG. TBA		\$ 769,300	4.00%	\$ 30,214
SECOND MTG. VTB		\$ -	0%	\$ -
	TOTALS	\$ 769,300		\$ 30,214
CASHFLOW SUMMARY		Monthly	Annual	
	NET OPERATING INCOME	\$ 4,642	\$ 55,709	
	INTEREST CHARGES	\$ 2,518	\$ 30,214	
	PRINCIPAL PAYMENT	\$ 1,532	\$ 18,389	
	CASH FLOW	\$ 592	\$ 7,106	
	NET RETURN	\$ 2,125	\$ 25,495	
	R.I.O.	8%		

Financing: Treat as Clear

Features:

Lot Size: 20 x 100 [Imperial]

of Units: 4

Unit breakdown: 2 Luxury Residential, over 2,000 sq. Ft. on 3 levels with 5 appliances + 2 spacious Commercial units

Parking: One space at rear

Washrooms: 6

Use: Residential, Retail

Construction: Brick

Roofing: Flat and peak section replaced 2015

Fire Protection: Yes

Totally renovated...both units upgraded with luxury finishing and upscale appliances.

New HVC 2013

Tot. Sq.Ft. 6000

NOTE Commercial Tenants on 5 year leases.

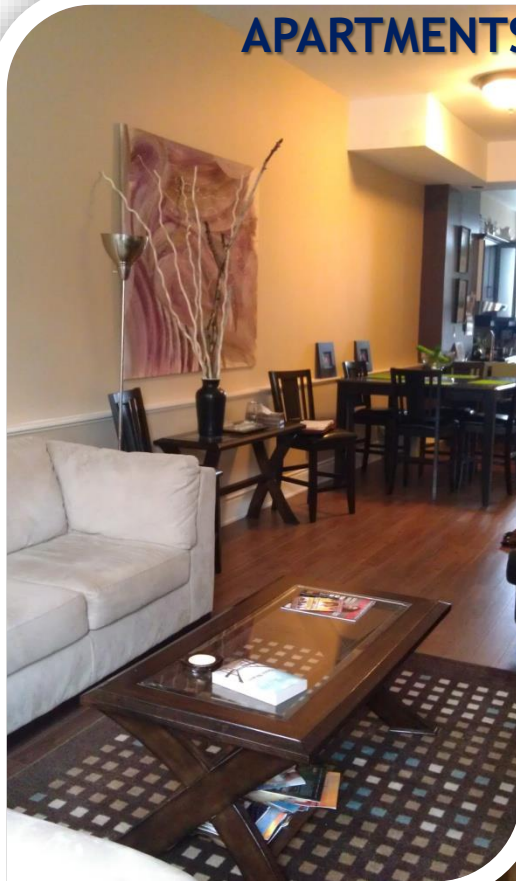
**BRING ALL REASONABLE
OFFERS.
SELLER HAS BOUGHT.**

RENT ROLL

223-225 KING ST. EAST

#	UNIT TYPE		RENT CHARGE
1	1-223	COMMER. GAMEOPOLIS	\$ 1,485.69
2	2-223	2000 SQ.ft. LUXURY RESIDENT	\$ 1,950.00
3	1-225	COMMER. COS-PLAY	\$ 999.30
4	2-225	2000 SQ.ft. LUXURY RESIDENT	\$ 1,895.00
			\$ 6,329.99

APARTMENTS TOTALLY RENOVATED



King Street East, Hamilton, Ontario, Canada
Address is approximate

« Photos

Come visit International Village Desirable Downtown Neighbourhood



223-225 KING ST. EAST

KING at WALNUT

Cheques Cashed
Fast Cash Advance

223 King Street East

Presented by:

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