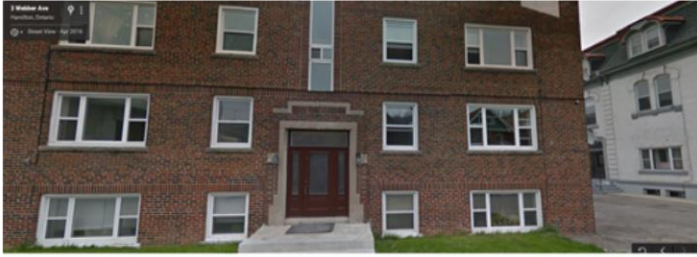


Great Investment Opportunity



Features

- Newer Windows
- Newer Roof
- Parking for 6 Vehicles
- Steel Fire escapes
- Tenants Pay own Hydro
- Minutes to Downtown

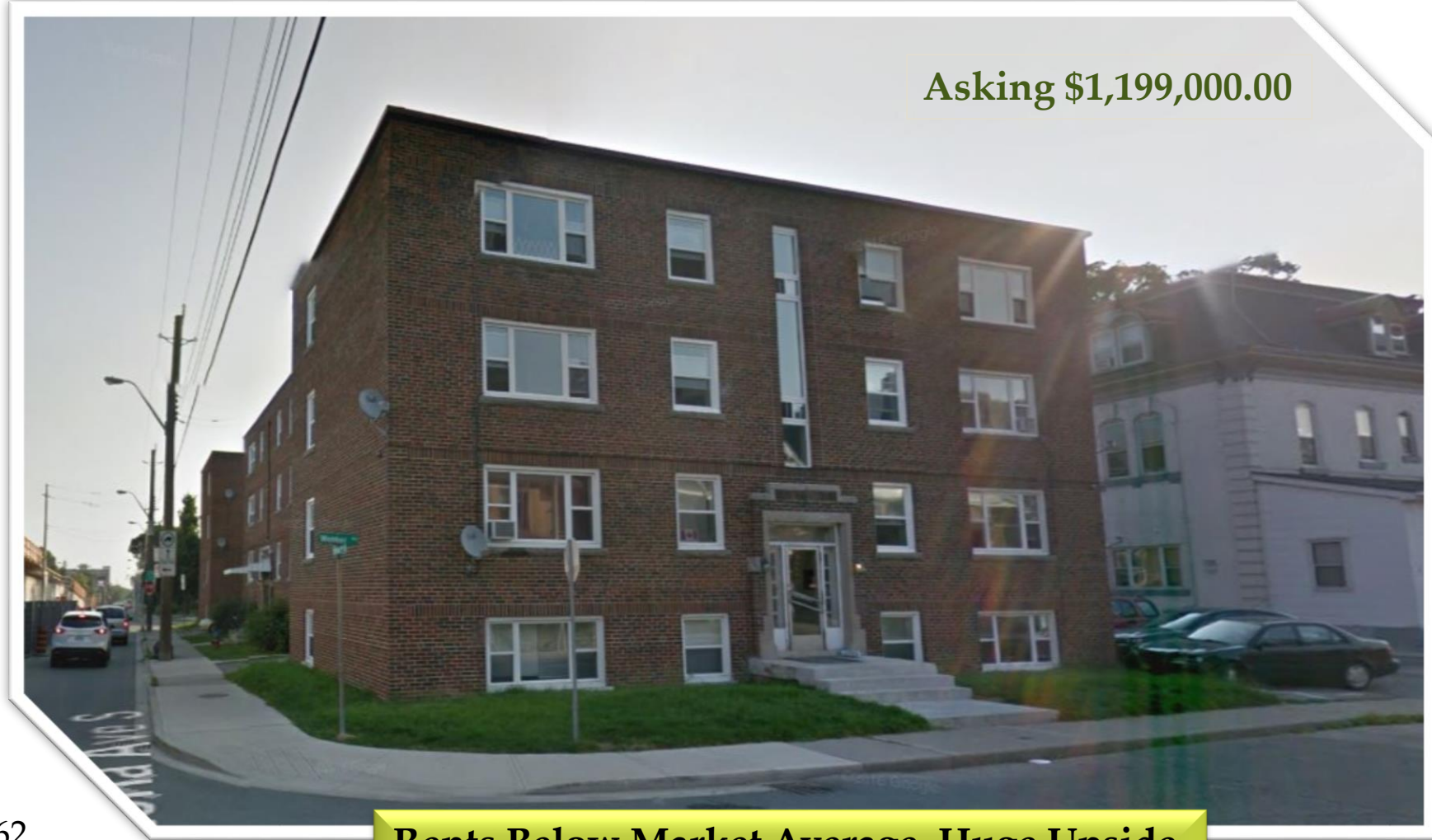
Presented by

InvestPro Realty Ltd. Brokerage

Dino Nicosia, Broker 905 870 5852

Kandy Thompson, Sales Rep. 289 244 562

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Asking \$1,199,000.00

Rents Below Market Average. Huge Upside.

3 Webber Street, Hamilton

Property Income Projection

Rents Below Market Average.
Huge Upside.

Current Rents

Projection with Market Rents

INVESTMENT PROPERTY FOR SALE				RENT ROLL		
8 UNIT APARTMENT BUILDING				3 WEBBER STREET		
<i>3 Webber Street Hamilton</i>				UNIT	TYPE	RENT
OFFERING PRICE	\$1,199,000			1	1 BR	\$ 875.00
Cap Rate	4.17%			2	1 BR	\$ 564.00
No. of Units	8	ROI	5.04%	3	2 BR	\$ 1,050.00
Price/Unit	\$149,875	GRM	7.68	4	2 BR	\$ 925.00
Down payment	\$419,650	Vacancy Rate	0.00%	5	2 BR	\$ 939.00
Percentage down	35.00%	Average rent	\$1,389.60	6	2 BR	\$ 900.00
				7	2 BR	\$ 1,175.00
				8	2 BR	\$ 520.00
						\$ 6,948.00
REVENUE		MONTHLY	ANNUAL			
RENTAL INCOME		\$ 6,948.00	\$ 83,376.00			
Laundry Income		\$ 125.00	\$ 1,500.00			
Parking		\$ -	\$ -			
Vacancy/Baddebt		\$ -	\$ -			
EFFECTIVE GROSS INCOME		\$ 7,073.00	\$ 84,876.00			
OPERATING EXPENSES						
		MONTHLY	ANNUAL			
Gas Heat		\$ 708	\$ 8,500			
Hydro/Water		\$ 542	\$ 6,500			
Realty Taxes (2016)		\$ 1,277	\$ 15,320			
Insurance		\$ 167	\$ 2,000			
Repairs/maint. (est.)		\$ 208	\$ 2,500			
Total Expenses		\$ 2,902	\$ 34,820			
% Of Expenses	44.24%					
Net Operating Inc.		\$ 4,171	\$ 50,056			

INVESTMENT PROPERTY FOR SALE				RENT ROLL		
8 UNIT APARTMENT BUILDING				3 WEBBER STREET		
<i>3 Webber Street Hamilton</i>				UNIT	TYPE	RENT
OFFERING PRICE	\$1,199,000			1	1 BR	\$ 975.00
Cap Rate	6.68%			2	1 BR	\$ 975.00
No. of Units	8	ROI	12.20%	3	2 BR	\$ 1,250.00
Price/Unit	\$149,875	GRM	7.68	4	2 BR	\$ 1,250.00
Down payment	\$419,650	Vacancy Rate	0.00%	5	2 BR	\$ 1,250.00
Percentage down	35.00%	Average rent	\$1,890.00	6	2 BR	\$ 1,250.00
				7	2 BR	\$ 1,250.00
				8	2 BR	\$ 1,250.00
						\$ 9,450.00
REVENUE		MONTHLY	ANNUAL			
RENTAL INCOME		\$ 9,450.00	\$113,400.00			
Laundry Income		\$ 125.00	\$ 1,500.00			
Parking		\$ -	\$ -			
Vacancy/Baddebt		\$ -	\$ -			
EFFECTIVE GROSS INCOME		\$ 9,575.00	\$114,900.00			
OPERATING EXPENSES						
		MONTHLY	ANNUAL			
Gas Heat		\$ 708	\$ 8,500			
Hydro/Water		\$ 542	\$ 6,500			
Realty Taxes (2016)		\$ 1,277	\$ 15,320			
Insurance		\$ 167	\$ 2,000			
Repairs/maint. (est.)		\$ 208	\$ 2,500			
Total Expenses		\$ 2,902	\$ 34,820			
% Of Expenses	44.24%					
Net Operating Inc.		\$ 6,673	\$ 80,080			

3 WEBBER AVE, HAMILTON, L8N1W4

Freehold

Certified (Land Titles)

Land Registry Office
Hamilton Wentworth (62)

Land Registry Status
Active

PIN
171750001

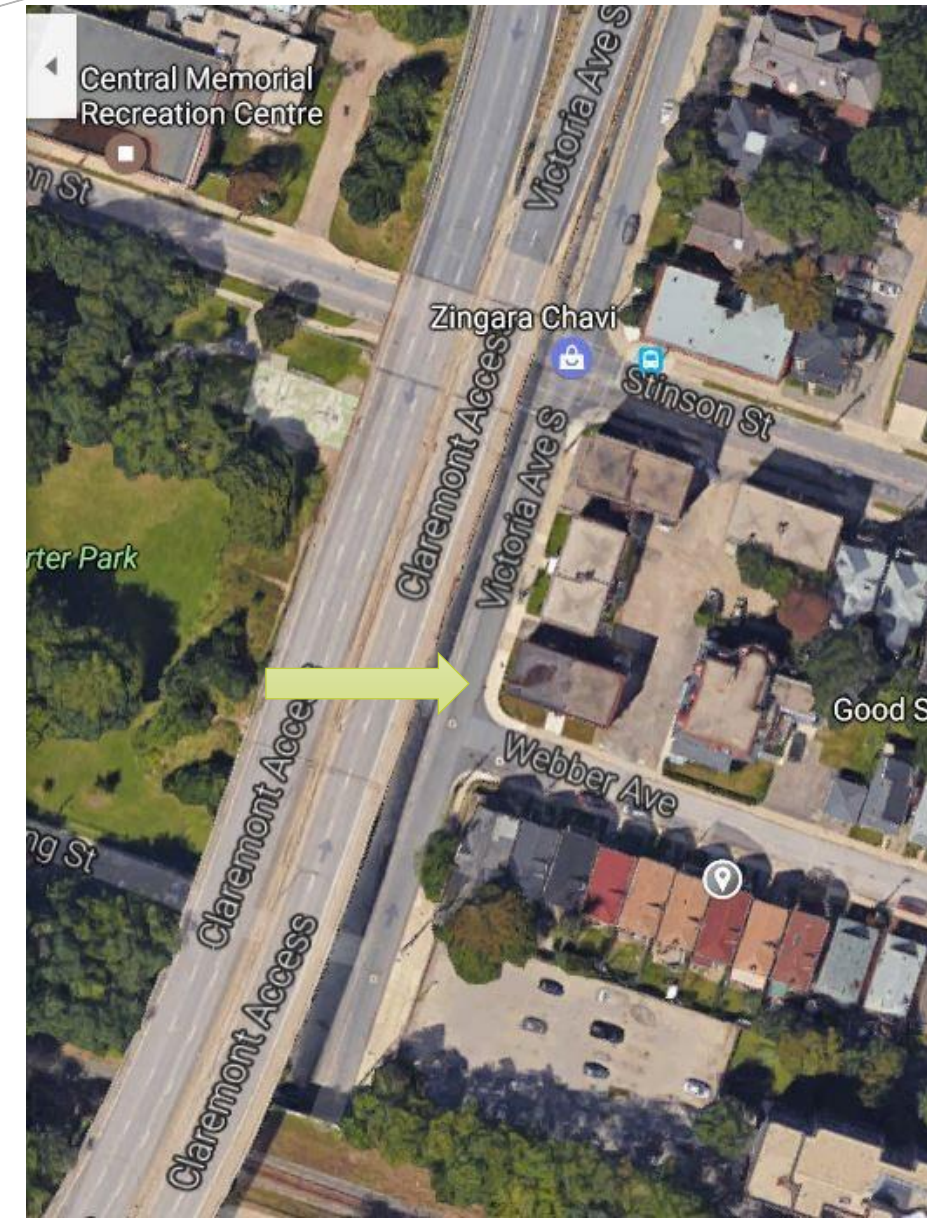
Owner Names
ROSO INVESTMENTS CORPORATION

Presented by **InvestPro Realty Ltd. Brokerage**

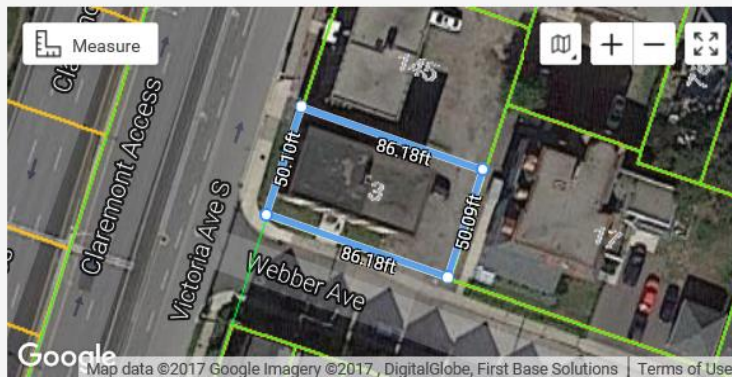
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Site & Structure



Lot Size | Area: 4,316 ft² (0.099 ac) | Perimeter: 272 ft
 Measurements: 50.10 ft x 86.18 ft x 50.09 ft x 86.18 ft
 Lot Measurement Accuracy: HIGH

Assessment 1 | ARN : 251803020602370

[Map It](#)

Site | Frontage: 86.00 ft | Depth: 50.00 ft

Structure | **Property Description:** Multi-residential, with 7 or more self-contained units (excludes row-housing) | **Property Code:** 340

