

Great Investment Opportunity



6 Units, Near Downtown

TWO BUILDINGS - ONE PARCEL OF LAND. POTENTIAL FOR SEVERANCE

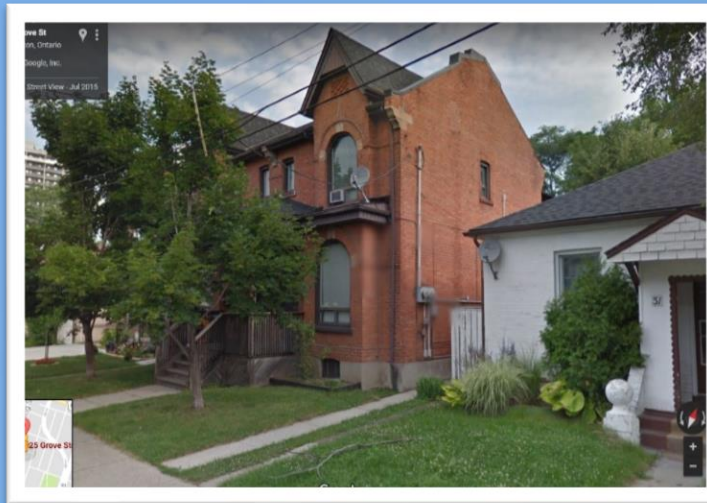
Great Condition. Many recent Upgrades.

Asking \$899,000.00

Presented by
INVESTPRO
REALTY LTD.

Dino Nicosia, Broker
of Record 905.870.5852

Kandy Thompson,
Sales Rep. 289.244.5627



25-27 Grove Street, Hamilton Ontario

Return on Investment

INVESTMENT PROPERTY FOR SALE					
25-27 Grove Street		Hamilton			
ASKING PRICE		\$899,000		PRICE/UNIT..	\$149,833
DESCRIPTION-	All brick 2 semi-detached		VACANCY		1.00%
NO. OF UNITS-	6			AGE:	50 +/- YEARS
CAP RATE:	4.86%			DOWN PAYMT	\$249,700
GRM:	15.61			%. DOWN	28%
Net Return %					
REVENUE			Monthly	Annual	
RENTAL INCOME FROM RESIDENTIAL			\$ 4,697	\$ 56,364	
LAUNDRY			\$ 150	\$ 1,800	
VACANCY BAD/DEBT			\$ -	\$ (564)	
Effective Gross	Income		\$ 4,800	\$ 57,600	
OPERATING EXPENSES			Monthly	Annual	Per Unit
UTILITIES			\$ 192	\$ 2,300	
INSURANCE			\$ 150	\$ 1,800	
R.E.TAXES 2017			\$ 492	\$ 5,900	
WAGES			\$ 200	\$ 2,400	
REPAIRS/MAINTENACE	(Estimated)		\$ 125	\$ 1,500	
TOTAL EXPENSES		24.13%	\$ 1,158	\$ 13,900	
INCOME BEFORE DEBT SERVICE			\$ 3,642	\$ 43,700	
FINANCING		Loan to Value	AMOUNT	INTEREST RATE	INTEREST PYMT
NEW MTG.	TBA	70%	\$629,300	3.50%	\$ 23,178
SECOND MTG.	VTB		\$ 20,000	5%	\$ 1,000
		TOTALS	\$649,300		\$ 24,178
CASHFLOW SUMMARY			Monthly	Annual	
NET OPERATING INCOME			\$ 3,642	\$ 43,700	
INTEREST CHARGES			\$ 2,015	\$ 24,178	
PRINCIPAL PAYMENT			\$ 1,298	\$ 15,570	
CASH FLOW			\$ 329	\$ 3,952	
NET RETURN			\$ 1,627	\$ 19,522	

FEATURES

- Newer fire escapes
- All units are renovated
- Updated wiring and plumbing
- Updated Furnaces
- Solid brick construction
- Recent roof
- Paved Parking for 5 vehicles at rear

RENT ROLL

Unit	TYPE	Monthly Charge	
1	1 brm.	\$	736.00
2	1 brm.	\$	939.00
3	1 brm.	\$	761.00
4	1 brm.	\$	862.00
5	1 brm.	\$	736.00
6	1 brm.	\$	663.00
Total Monthly		\$	4,697.00

4 Legal Apartments, used as Legal Non-Conforming 6 Units, on One Parcel of Land.

Properties Can Be Severed.

TREAT FINANCING AS CLEAR



TWO BUILDINGS ATTACHED - ONE PARCEL OF LAND.
POTENTIAL FOR SEVERANCE.
SOLID BRICK CONSTRUCTION.
GREAT RENTAL AREA...MINUTES TO DOWNTOWN.
REAR PAVED PARKING FOR 5 VEHICLES
MANY RECENT IMPROVEMENTS AND RENOVATIONS.



