

GREAT INVESTMENT OPPORTUNITY

**ASKING PRICE:
\$ 679,900.00**

**GREAT LOCATION
AND CONDITION**

**Newer boiler
and roof.**



Presented by Investpro Realty & Appraisal Ltd.
www.investprorealty.com
905 631 6500 Ex. 3
kandy@investprorealty.com

997 MOHAWK RD. EAST HAMILTON MOUNTAIN

INCOME PROJECTION BASED ON FULL OCCUPANCY

INVESTMENT PROPERTY FOR SALE		10 units	
997 MOHAWK RD. EAST HAMILTON		8 X 1 BRM	2 X 2 BRM
OFFERED AT \$769,000		PRICE/UNIT.. \$76,900	
DESCRIPTION-	ALL BRICK -3 STOREY WALK UP	VACANCY	0.00%
NO. OF UNITS-	10	AGE:	UNKNOWN
CAP RATE:	6.51%	DOWN PAYMT	\$192,250
GRM:	9.33	PERCENT. DOWN	25%
R.I.O.	14.28%	Aver. Rent	\$662
REVENUE		Monthly	Annual
RENTAL INCOME		\$ 6,819	\$ 79,428.00
LAUNDRY INCOME		\$ 250	\$ 3,000.00
VACANCY BAD/DEBT		\$ -	\$ -
EFFECTIVE GROSS INCOME		\$ 6,869	\$ 82,428.00
OPERATING EXPENSES		Per Unit	Monthly
GAS HEAT	\$520.00	\$ 433.33	\$ 5,200.00
HYDRO ELECTRIC/WATER	\$300.00	\$ 250.00	\$ 3,000.00
INSURANCE	\$188.40	\$ 157.00	\$ 1,884.00
R.E.TAXES (2011)	\$1,729.70	\$ 1,441.42	\$ 17,297.00
JANITOR/WAGES	\$0.00	\$ -	\$ -
REPAIRS/MAINTENANCE/equip. Rentals	\$500.00	\$ 416.67	\$ 5,000.00
TOTAL EXPENSES	40.77%	\$ 2,698	\$32,381
INCOME BEFORE DEBT SERVICE		4,171	50,047
FINANCING - TBA		AMOUNT	INT. RATE
FIRST MORTGAGE	TBA 75% of Price	\$ 576,750	4.00%
		\$ -	0.00%
	TOTALS	\$ 576,750	\$ 22,601
CASHFLOW SUMMARY		Monthly	Annual
NET OPERATING INCOME		\$ 4,170.58	\$ 50,047
INTEREST CHARGES		\$ 1,883.42	\$ 22,601
PRINCIPAL PYMTS.		\$ 1,146.33	\$ 13,756
CASH FLOW		\$ 1,140.83	\$ 13,690
RETURN ON INVESTMENT		\$ 2,287	\$ 27,446
PERCENTAGE RETURN ON INVESTMENT			14.28%

UNIT	MOVE IN	LMR	RENT
1	11/01/2010	\$635.00	\$ 635.00
2	06/01/2011	\$695.00	\$ 695.00
3	06/01/2006	\$600.00	\$ 648.16
4	12/01/2008	\$710.00	\$ 742.32
5	12/01/2011	\$695.00	\$ 695.00
6	03/01/2009	\$640.00	\$ 658.11
7	10/01/2008	\$700.00	\$ 730.00
8	07/01/2010	\$635.00	\$ 639.45
9	02/01/2008	\$545.00	\$ 575.76
10	06/01/2011	\$600.00	\$ 600.00



- Lot Size: LT 11, PL 908, S/TNS 246246
- Zoning: 10 self contained units
- East Mountain
- Excellent Exposure
- High Traffic
- New Development
- On major bus route
- Parking for 10 vehicles
- Assumable financing (ask for details)
- **Property Highlights**
- New boiler in 2011
- Partial new roof in 2011
- Never any vacancy here!
- Great tenant profile

EXCELLENT EAST MOUNTAIN LOCATION

