

GREAT INVESTMENT OPPORTUNITY

4 RESIDENTIAL UNITS

Excellent Location in
South Central
Neighbourhood



Well maintained,
A must to view!

Presented by **Investpro Realty & Appraisal Ltd.**

www.investprorealty.com

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Over 9.5 %
Cap Rate

NEW PRICE:
\$ 249,000



**187 WENTWORTH ST. SOUTH
HAMILTON**

4 UNIT RESIDENTIAL

187 WENTWORTH STREET SOUTH

Asking Price	\$249,000	Down payment \$	249,000.00
CAP RATE	9.77%	Percentage Down	100%

<u>REVENUE</u>	<u>MONTHLY</u>	<u>Annual</u>
RENTAL INCOME	\$2,890.00	\$ 34,680.00
LAUNDRY	\$0.00	\$ -
TOTAL INCOME	\$2,890.00	\$ 34,680.00

<u>OPERATING EXPENSES</u>		
HYDRO/WATER	\$233.33	\$ 2,800.00
HEATING	\$160.00	\$ 1,920.00
INSURANCE	\$159.00	\$ 1,908.00
RENTAL EQUIPMENT	\$0.00	\$ -
REALTY TAXES	\$210.00	\$ 2,520.00
REPAIRS & MAINTENANCE (estimated)	\$100.00	\$ 1,200.00
TOTAL OPERATING EXPENSES	\$862.33	\$ 10,348.00
NET OPERATING INCOME	\$2,027.67	\$ 24,332.00

UNIT	TYPE	RENT	ANNUAL
1	2 BR	\$795	\$9,540
2	3 BR	\$895	\$10,740
3	1 BR	\$600	\$7,200
Bsmt	2 BR	\$600	\$7,200
		\$2,890	\$34,680

Financing: Treat as clear

Two family home
Used as 4 plex

