



215-217 King Street E
Hamilton, ON

List Price: \$2,600,000

Incredible turnkey investment opportunity in the heart of Hamilton's International Village. Four beautifully renovated 700+ sq ft residential units and two commercial units with new excellent tenants.

This investment will only get better and better over time. Don't miss out on this great opportunity.

RENT ROLL

Unit	Bdrms	Current		Market			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
215	0	\$3,626.00	\$43,512.00	\$2,500.00	\$30,000.00	-45%	April 1, 2021
217	0	\$2,000.00	\$24,000.00	\$2,000.00	\$24,000.00	0%	April 1, 2023
1	1	\$-	\$-	\$1,792.33	\$21,508.00	100%	VACANT
2	1	\$-	\$-	\$1,792.33	\$21,508.00	100%	VACANT
3	1	\$-	\$-	\$1,792.33	\$21,508.00	100%	VACANT
4	1	\$1,550.76	\$18,609.12	\$1,792.33	\$21,508.00	13%	September 1, 2020
Total		\$7,176.76	\$86,121.12	\$11,669.33	\$140,032.00	45%	

*Market Rents based on current averages from 3 rental sites.

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$7,177	\$86,121	\$11,669	\$140,032	
Less: Vacancy 1.5%	\$108	\$1,292	\$175	\$2,100	
Net Rental Revenue	\$7,069	\$84,829	\$11,494	\$137,932	
Add: Laundry	\$-	\$-	\$-	\$-	
Add: Parking	\$-	\$-	\$-	\$-	
Add: TMI	\$960	\$11,516	\$960	\$11,516	
TOTAL REVENUES	\$8,029	\$96,345	\$12,454	\$149,447	
EXPENSES					
Taxes	\$1,337	\$16,040	\$1,337	\$16,040	2023
Insurance	\$497	\$5,963	\$497	\$5,963	2023
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	n/a
Gas	\$-	\$-	\$-	\$-	n/a
Water	\$171	\$2,052	\$171	\$2,052	Actual
Other	\$20	\$234	\$20	\$234	Actual
R&M (4%)	\$283	\$3,393	\$460	\$5,517	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$2,307	\$27,682	\$2,484	\$29,806	
NOI	\$5,722	\$68,663	\$9,970	\$119,642	
Cap Rate		2.63%		4.58%	



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