



219-221 King Street E
Hamilton, ON

List Price: \$2,395,000

Great investment opportunity in the heart of Hamilton's International Village. 4 storey, 6 residential and 2 commercial units. 3x2 bdrm (800 sq ft); 3x1 bdrm (700 sq ft).

High traffic area in historic Hamilton. Lift potential to maximize rent roll.

RENT ROLL

Unit	Bdrms	Current		Market			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
219	0	\$2,260.00	\$27,120.00	\$2,400.00	\$28,800.00	6%	July 1, 2017
221	0	\$2,315.25	\$27,783.00	\$2,400.00	\$28,800.00	4%	May 1, 2019
1	2	\$1,296.63	\$15,559.56	\$2,223.33	\$26,680.00	42%	October 1, 2020
2	1	\$1,265.00	\$15,180.00	\$1,792.33	\$21,508.00	29%	July 1, 2021
3	2	\$879.62	\$10,555.44	\$2,223.33	\$26,680.00	60%	April 1, 2019
4	1	\$1,792.33	\$21,508.00	\$1,792.33	\$21,508.00	0%	VACANT
5	2	\$919.05	\$11,028.60	\$2,223.33	\$26,680.00	59%	January 1, 2018
6	1	\$576.74	\$6,920.88	\$1,792.33	\$21,508.00	68%	November 1, 2019
		\$11,304.62	\$135,655.48	\$16,847.00	\$202,164.00	33%	

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

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$11,304.62	\$135,655.48	\$16,847.00	\$202,164.00	Actual/Projections
Less: Vacancy 1.5%	\$169.57	\$2,034.83	\$252.71	\$3,032.46	1.50%
Net Rental Revenue	\$11,135.05	\$133,620.65	\$16,594.30	\$199,131.54	
Add: Other	\$-		\$-	\$-	n/a
Add: Parking	\$65.00	\$780.00	\$150.00	\$1,800.00	Actual/Market
Add: TMI	\$31.27	\$375.21	\$31.27	\$375.21	Actual
TOTAL REVENUES	\$11,231.32	\$134,775.86	\$16,775.56	\$201,306.75	
EXPENSES					
Taxes	\$1,409.33	\$16,912.00	\$1,409.33	\$16,912.00	2023 actual
Insurance	\$680.04	\$8,160.48	\$680.04	\$8,160.48	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$-	\$-	\$-	\$-	n/a
Water/Hydro	\$268.01	\$3,216.11	\$268.01	\$3,216.11	Last 12 months
Fire System	\$20.20	\$242.39	\$20.20	\$242.39	n/a
R&M (4%)	\$445.40	\$5,344.83	\$663.77	\$7,965.26	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$2,822.98	\$33,875.81	\$3,041.35	\$36,496.24	
NOI	\$8,408.34	\$100,900.05	\$13,734.21	\$164,810.51	
Cap Rate		4.21%		6.88%	



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