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Real Estate
Investment Portfolio
March/April 2024

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kw
KELLERWILLIAMS
COMPLETE REALTY
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

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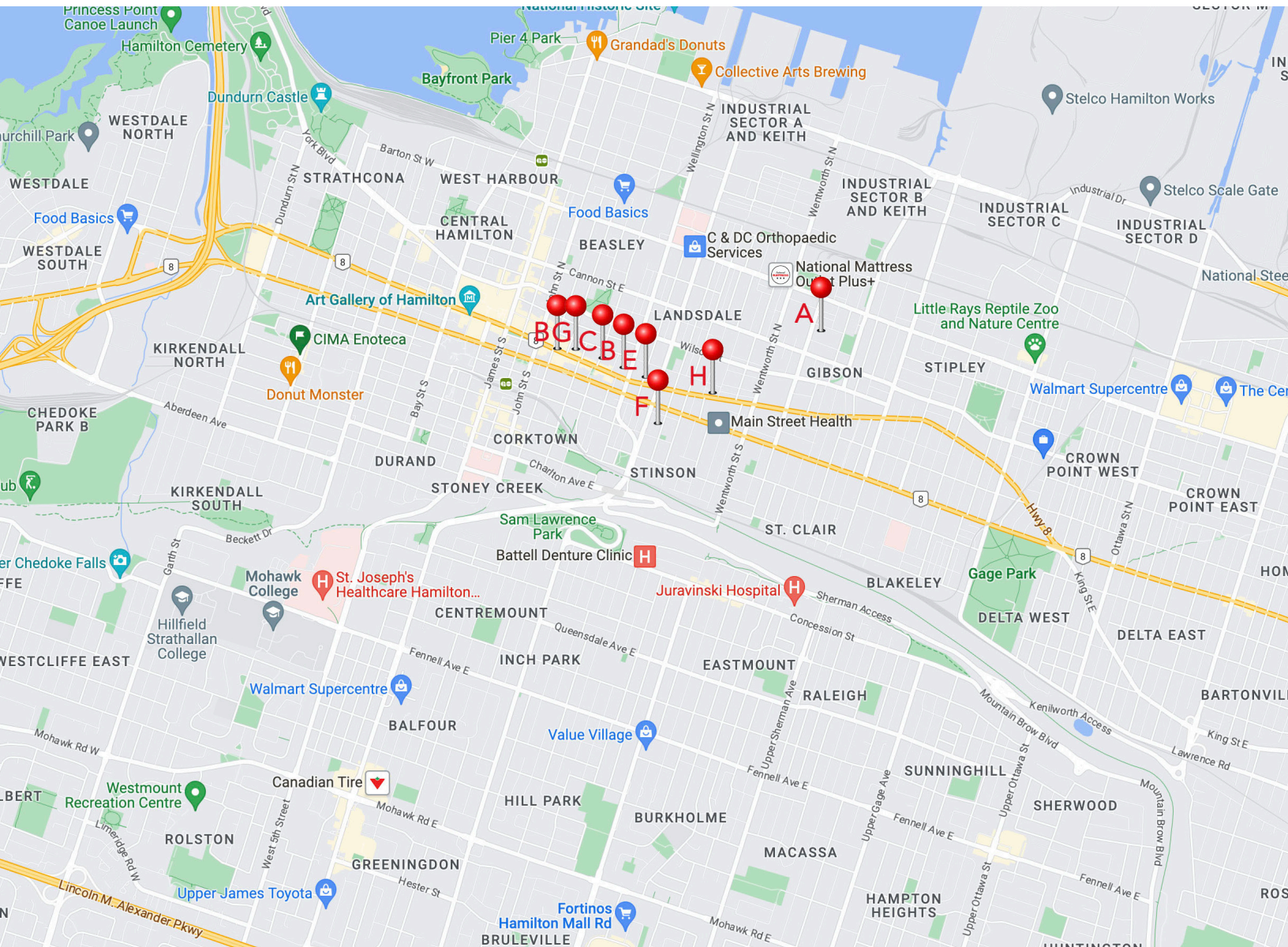
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Location Map





150 Sanford Ave N
Hamilton, ON

List Price: \$45,000,000

This multi-unit residential high rise building, containing 149 rental units, is located in a good rental neighbourhood of Hamilton close to the downtown core. Boasting a well-desired suite mix of bachelors, 1 bedrooms, 2 bedrooms, 3 bedrooms, and a 4 bedroom, there is significant upside in rents on turnover of units. Developmental potential.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
Totals	307	\$211,954.44	\$2,543,453.28	\$326,377.67	\$3,916,532.00	35%	n/a

- 1.54 acres, of which 0.72 acres is vacant land and earmarked for the second building
- 15 storeys
- 149 residential units
- 155 parking spaces (13 outdoor and 142 underground)
- 4,225 sq.ft of underutilized space on the ground floor (optimal for additional units or supporting facilities)
- 0.7 acres of land that can be developed (60,000GFA / 95-units) - drawings available.

Existing Unit Mix:

- 4 - Bachelors
- 11 - One Bedrooms
- 107 - Two Bedrooms
- 26 - Three Bedrooms
- 1 - Four Bedroom
- Current Vacancies: 14 (calculated at current Market Rents for P&L)
- Call for complete rent roll

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150 Sanford Ave N, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$211,954.44	\$2,543,453.28	\$326,377.67	\$3,916,532.00	Actual/Projections
Less: Vacancy 1.5%	\$3,179.32	\$38,151.80	\$4,895.67	\$58,747.98	1.50%
Net Rental Revenue	\$208,775.12	\$2,505,301.48	\$321,482.00	\$3,857,784.02	
Add: Laundry	\$4,391.17	\$52,694.00	\$4,391.17	\$52,694.00	n/a
Add: Parking (res)	\$2,483.75	\$29,805.00	\$2,483.75	\$29,805.00	Actual
Add: Parking (comm)	\$-	\$-	\$2,000.00	\$24,000.00	Projected
Storage	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00	Actual
Bell - roof lease	\$1,866.58	\$22,399.00	\$1,866.58	\$22,399.00	Actual
Bell - revenue share	\$175.00	\$2,100.00	\$175.00	\$2,100.00	Actual
TOTAL REVENUES	\$218,691.62	\$2,624,299.48	\$333,398.50	\$4,000,782.02	
EXPENSES					
Taxes	\$22,218.37	\$266,620.44	\$22,218.37	\$266,620.44	2023 Final
Insurance	\$2,660.50	\$31,926.00	\$2,660.50	\$31,926.00	year ending July 31, 2023
Hydro	\$2,876.92	\$34,523.05	\$2,876.92	\$34,523.05	year ending May 2023.
Gas	\$1,809.09	\$21,709.06	\$1,809.09	\$21,709.06	year ending May 2023
Water	\$2,644.13	\$31,729.61	\$2,644.13	\$31,729.61	Projected WYSE
Onsite superintendent	\$2,990.00	\$35,880.00	\$2,990.00	\$35,880.00	As per contract
Onsite cleaner	\$2,600.00	\$31,200.00	\$2,600.00	\$31,200.00	As per contract
Property Management	\$5,892.95	\$70,715.40	\$5,892.95	\$70,715.40	As per contract
Service Contracts	\$2,041.74	\$24,500.86	\$2,041.74	\$24,500.86	As per contracts
R&M (4%)	\$8,351.00	\$100,212.06	\$12,859.28	\$154,311.36	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$54,084.71	\$649,016.48	\$58,592.98	\$703,115.78	
NOI	\$164,606.92	\$1,975,283.00	\$274,805.52	\$3,297,666.24	
Cap Rate		4.39%		7.33%	



185-187 King Street E
Hamilton, ON

List Price: \$2,395,000

A complete turn-key investment property in a fantastic location and neighbourhood right on newly approved LRT route. This property is primed to be converted into condos or developed as the current zoning allows for 12-14 storeys! This beautifully renovated building has four residential and two commercial units. Each unit has its own independent furnace, AC & HVAC units.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
185	0	\$2,750.00	\$33,000.00	\$3,000.00	\$36,000.00	8%	2023-06-01
187	0	\$1,600.00	\$19,200.00	\$2,000.00	\$24,000.00	20%	2022-08-15
1	1	\$1,478.36	\$17,740.32	\$1,771.33	\$21,256.00	17%	2019-06-01
2	1	\$1,793.75	\$21,525.00	\$1,771.33	\$21,256.00	0%	2021-11-01
3	2	\$1,995.00	\$23,940.00	\$2,141.00	\$25,692.00	7%	2023-08-15
4	2	\$1,861.95	\$22,343.40	\$2,141.00	\$25,692.00	13%	2020-02-15
Totals		\$11,479.06	\$137,748.72	\$12,824.67	\$153,896.00	11%	

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185-187 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$11,479.06	\$137,748.72	\$12,824.67	\$153,896.00	Actual/Projections
Less: Vacancy 1.5%	\$172.19	\$2,066.23	\$192.37	\$2,308.44	1.50%
Net Rental Revenue	\$11,306.87	\$135,682.49	\$12,632.30	\$151,587.56	
Add: Commercial Water	\$97.43	\$1,169.19	\$97.43	\$1,169.19	n/a
Add: Parking	\$125.00	\$1,500.00	\$125.00	\$1,500.00	\$125 /mo
Add: TMI	\$575.51	\$6,906.12	\$575.51	\$6,906.12	Actual
TOTAL REVENUES	\$12,104.82	\$145,257.80	\$13,430.24	\$161,162.87	
EXPENSES					
Taxes	\$1,173.67	\$14,084.00	\$1,173.67	\$14,084.00	2023 actual
Insurance	\$326.42	\$3,917.00	\$326.42	\$3,917.00	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$-	\$-	\$-	\$-	Paid by tenants
Water	\$584.58	\$7,015.00	\$584.58	\$7,015.00	Last 12 months
Other	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$452.27	\$5,427.30	\$505.29	\$6,063.50	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$2,536.94	\$30,443.30	\$2,589.96	\$31,079.50	
NOI	\$9,567.87	\$114,814.50	\$10,840.28	\$130,083.37	
Cap Rate		4.79%		5.43%	



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

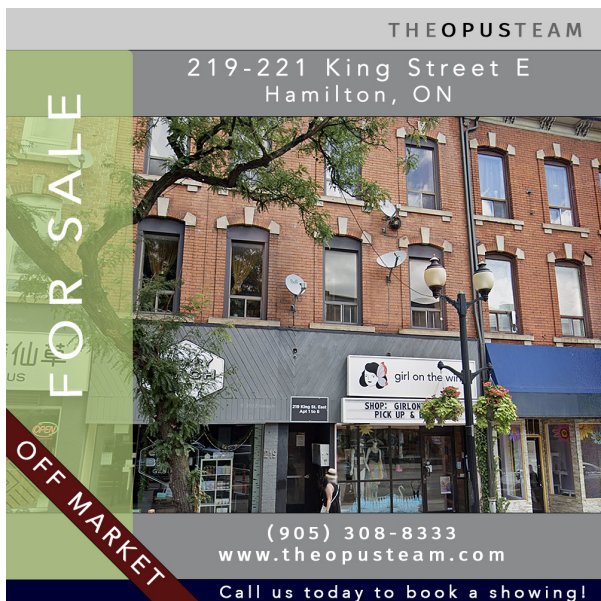
Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
215	0	\$3,626.00	\$43,512.00	\$3,800.00	\$45,600.00	5%	April 1, 2021
217	0	\$2,000.00	\$24,000.00	\$2,200.00	\$26,400.00	9%	April 1, 2023
1	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
2	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
3	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
4	1	\$1,550.76	\$18,609.12	\$1,771.33	\$21,256.00	12%	September 1, 2020
Totals		\$12,490.76	\$149,889.12	\$13,085.33	\$157,024.00	4%	

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215-217 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$12,491	\$149,889	\$13,085	\$157,024	Actual/Projections
Less: Vacancy 1.5%	\$187	\$2,248	\$196	\$2,355	1.5%
Net Rental Revenue	\$12,303	\$147,641	\$12,889	\$154,669	
Add: Laundry	\$-	\$-	\$-	\$-	n/a
Add: Parking	\$-	\$-	\$-	\$-	Actual/Market
Add: TMI	\$960	\$11,516	\$960	\$11,516	Actual
TOTAL REVENUES	\$13,263	\$159,157	\$13,849	\$166,185	
EXPENSES					
Taxes	\$1,337	\$16,040	\$1,337	\$16,040	2023 actual
Insurance	\$497	\$5,963	\$497	\$5,963	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$-	\$-	\$-	\$-	n/a
Water	\$171	\$2,052	\$171	\$2,052	2023 actual
Fire Monitoring	\$20	\$234	\$20	\$234	2023 actual
R&M (4%)	\$492	\$5,906	\$516	\$6,187	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$2,516	\$30,194	\$2,540	\$30,475	
NOI	\$10,747	\$128,962	\$11,309	\$135,709	
Cap Rate		4.96%		5.22%	



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	\$2,141.00	\$25,692.00	39%	October 1, 2020
2	1	\$1,265.00	\$15,180.00	\$1,771.33	\$21,256.00	29%	July 1, 2021
3	2	\$2,141.00	\$25,692.00	\$2,141.00	\$25,692.00	0%	VACANT
4	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
5	2	\$919.05	\$11,028.60	\$2,141.00	\$25,692.00	57%	January 1, 2018
6	1	\$576.74	\$6,920.88	\$1,771.33	\$21,256.00	67%	November 1, 2019
Totals		\$12,545.00	\$150,540.04	\$16,537.00	\$198,444.00	25%	

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219-221 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$12,545.00	\$150,540.04	\$16,537.00	\$198,444.00	Actual/Projections
Less: Vacancy 1.5%	\$188.18	\$2,258.10	\$248.06	\$2,976.66	1.5%
Net Rental Revenue	\$12,356.83	\$148,281.94	\$16,288.95	\$195,467.34	
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	\$12,453.10	\$149,437.15	\$16,470.21	\$197,642.55	
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%)	\$494.27	\$5,931.28	\$651.56	\$7,818.69	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$2,871.85	\$34,462.26	\$3,029.14	\$36,349.67	
NOI	\$9,581.24	\$114,974.89	\$13,441.07	\$161,292.88	
Cap Rate		4.80%		6.73%	



223-225 King Street E
Hamilton, ON

List Price: \$1,680,000

Desirable downtown location in the heart of historic Hamilton. Four units with 2 spacious commercial and 2 three-level, 4 bdrm luxury apartments over 2,000 sq ft each. On the new LRT route this property is a great investment. Potential to separate into 6 residential units or build higher.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
223	0	\$1,605.00	\$19,260.00	\$2,000.00	\$24,000.00	20%	March 1, 2023
225	0	\$1,350.00	\$16,200.00	\$2,000.00	\$24,000.00	33%	February 1, 2023
1	4	\$2,587.13	\$31,045.56	\$2,948.00	\$35,376.00	12%	December 1, 2018
2	4	\$2,544.29	\$30,531.48	\$2,948.00	\$35,376.00	14%	December 1, 2019
Totals		\$8,086.42	\$97,037.04	\$9,896.00	\$118,752.00	20%	

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223-225 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$8,086.42	\$97,037.04	\$9,896.00	\$118,752.00	Actual/Projections
Less: Vacancy 1.5%	\$121.30	\$1,455.56	\$148.44	\$1,781.28	1.5%
Net Rental Revenue	\$7,965.12	\$95,581.48	\$9,747.56	\$116,970.72	
Add: Water	\$57.38	\$688.54	\$57.38	\$688.54	Actual
Add: Parking	\$150.00	\$1,800.00	\$150.00	\$1,800.00	Actual
Add: TMI	\$324.33	\$3,891.96	\$324.33	\$3,891.96	Actual
TOTAL REVENUES	\$8,496.83	\$101,961.98	\$10,279.27	\$123,351.22	
EXPENSES					
Taxes	\$937.14	\$11,245.66	\$937.14	\$11,245.66	2023 actual
Insurance	\$290.67	\$3,488.00	\$290.67	\$3,488.00	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Gas	\$-	\$-	\$-	\$-	n/a
Water/Hydro	\$229.50	\$2,754.00	\$229.50	\$2,754.00	Last 12 months
Fire System	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$318.60	\$3,823.26	\$389.90	\$4,678.83	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$1,775.91	\$21,310.92	\$1,847.21	\$22,166.49	
NOI	\$6,720.92	\$80,651.07	\$8,432.06	\$101,184.73	
Cap Rate		4.80%		6.02%	



94-96 East Avenue S Hamilton, ON

List Price: \$5,700,000

This is an excellent investment opportunity - a charming multiplex income property with room to bolster rent roll. Most apartments are the desirable 2 bedroom units at 12. There is also 1 bachelor, 3 - 1 bedroom and 2 - 2 bedrooms with den. All units are separately metered.

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
1	2	\$1,450.00	\$17,400.00	\$2,141.00	\$25,692.00	32%	2023-06-01
2	1	\$1,160.83	\$13,929.96	\$1,771.33	\$21,256.00	34%	2019-10-05
3	2	\$814.18	\$9,770.16	\$2,141.00	\$25,692.00	62%	2015-08-15
4	2	\$704.74	\$8,456.88	\$2,141.00	\$25,692.00	67%	2000-12-01
5	3	\$1,447.03	\$17,364.36	\$2,662.33	\$31,948.00	46%	2020-12-01
6	1	\$1,400.00	\$16,800.00	\$1,771.33	\$21,256.00	21%	2023-09-15
7	2	\$1,372.85	\$16,474.20	\$2,141.00	\$25,692.00	36%	2019-10-01
8	2	\$1,266.85	\$15,202.20	\$2,141.00	\$25,692.00	41%	2019-12-01
9	2	\$1,737.38	\$20,848.56	\$2,141.00	\$25,692.00	19%	2022-06-01
10	2	\$1,634.88	\$19,618.56	\$2,141.00	\$25,692.00	24%	2022-01-01
11	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
12	2	\$1,532.38	\$18,388.56	\$2,141.00	\$25,692.00	28%	2021-11-23
13	2	\$2,141.00	\$25,692.00	\$2,141.00	\$25,692.00	0%	VACANT
14	3	\$878.97	\$10,547.64	\$2,662.33	\$31,948.00	67%	2017-01-01
15	0	\$1,224.88	\$14,698.56	\$1,446.33	\$17,356.00	15%	2022-03-01
16	2	\$1,634.88	\$19,618.56	\$2,141.00	\$25,692.00	24%	2022-05-15
17	2	\$1,452.22	\$17,426.64	\$2,141.00	\$25,692.00	32%	2021-06-01
18	2	\$768.23	\$9,218.76	\$2,141.00	\$25,692.00	64%	2017-01-01
Totals		\$24,392.63	\$292,711.60	\$37,777.00	\$453,324.00	34%	

94-96 East Avenue S, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$24,392.63	\$292,711.60	\$37,777.00	\$453,324.00	Actual/Projections
Less: Vacancy 1.5%	\$365.89	\$4,390.67	\$566.66	\$6,799.86	1.50%
Net Rental Revenue	\$24,026.74	\$288,320.93	\$37,210.35	\$446,524.14	
Add: Laundry	\$460.83	\$5,530.00	\$460.83	\$5,530.00	Actual
Add: Parking	\$-	\$-	\$-	\$-	n/a
Add: Film	\$1,708.33	\$20,500.00	\$1,708.33	\$20,500.00	Actual
TOTAL REVENUES	\$26,195.91	\$314,350.93	\$39,379.51	\$472,554.14	
EXPENSES					
Taxes	\$3,387.50	\$40,650.00	\$3,387.50	\$40,650.00	2022 actual
Insurance	\$658.42	\$7,901.00	\$658.42	\$7,901.00	July-June 2024
Rentals	\$-	\$-	\$-	\$-	Past 12 months
Hydro	\$130.75	\$1,569.00	\$130.75	\$1,569.00	Past 12 months
Gas	\$611.58	\$7,339.00	\$611.58	\$7,339.00	Past 12 months
Water	\$475.08	\$5,701.00	\$475.08	\$5,701.00	Past 12 months
Other	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$961.07	\$11,532.84	\$1,488.41	\$17,860.97	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$6,224.40	\$74,692.84	\$6,751.75	\$81,020.97	
NOI	\$19,971.51	\$239,658.09	\$32,627.76	\$391,533.17	
Cap Rate		4.20%		6.87%	



189 King Street E
Hamilton, ON

List Price: \$1,260,000

Great investment in a fantastic location and neighbourhood right on newly approved LRT route. The International Village seeing a growth of retail, restaurants, services and residential buildings. This beautifully renovated building has two residential and one commercial unit all fully occupied.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
189	0	\$1,800.00	\$21,600.00	\$2,200.00	\$26,400.00	18%	2022-01-01
1	1	\$1,537.50	\$18,450.00	\$1,771.33	\$21,256.00	13%	2021-07-01
2	1	\$1,850.00	\$22,200.00	\$1,771.33	\$21,256.00	0%	2023-03-01
Totals		\$5,187.50	\$62,250.00	\$5,742.67	\$68,912.00	10%	

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189 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$5,187.50	\$62,250.00	\$5,742.67	\$68,912.00	Actual/Projections
Less: Vacancy 1.5%	\$77.81	\$933.75	\$86.14	\$1,033.68	1.50%
Net Rental Revenue	\$5,109.69	\$61,316.25	\$5,656.53	\$67,878.32	
Add: Other	\$-		\$-	\$-	n/a
Add: Parking	\$125.00	\$1,500.00	\$125.00	\$1,500.00	\$125 /mo
Add: TMI	\$475.02	\$5,700.24	\$475.02	\$5,700.24	Actual
TOTAL REVENUES	\$5,709.71	\$68,516.49	\$6,256.55	\$75,078.56	
EXPENSES					
Taxes	\$1,086.75	\$13,040.99	\$1,086.75	\$13,040.99	2023 actual
Insurance	\$338.31	\$4,059.72	\$338.31	\$4,059.72	March-March 2024
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$-	\$-	\$-	\$-	n/a
Water	\$90.11	\$1,081.37	\$90.11	\$1,081.37	Last 12 months
Other	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$204.39	\$2,452.65	\$226.26	\$2,715.13	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$1,719.56	\$20,634.73	\$1,741.43	\$20,897.21	
NOI	\$3,990.15	\$47,881.76	\$4,515.11	\$54,181.35	
Cap Rate		3.80%		4.30%	



535 King Street E
Hamilton, ON

List Price: \$1,099,000

Great investment in a 4 unit building. 1 commercial unit, 1 renovated two bedroom & 2 large one-bedrooms.

Can be converted to a legal 6-plex (no minor variance needed). Seller willing to get permit approval.

Vacant possession possible. (3 units currently vacant)

Existing large 1 bedroom units, can easily be converted to 2 bedroom units.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
C1	0	\$2,200.00	\$26,400.00	\$2,200.00	\$26,400.00	0%	VACANT
1	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
2	1	\$1,771.33	\$21,256.00	\$1,771.33	\$21,256.00	0%	VACANT
3	2	\$2,141.00	\$25,692.00	\$2,141.00	\$25,692.00	0%	VACANT
Totals		\$7,883.67	\$94,604.00	\$7,883.67	\$94,604.00	100%	

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535 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$7,883.67	\$94,604.00	\$7,883.67	\$94,604.00	Actual/Projections
Less: Vacancy 1.5%	\$118.26	\$1,419.06	\$118.26	\$1,419.06	1.5%
Net Rental Revenue	\$7,765.41	\$93,184.94	\$7,765.41	\$93,184.94	
Add: Other	\$-	\$-	\$-	\$-	
Add: Parking	\$-	\$-	\$150.00	\$1,800.00	
Add: TMI	\$225.25	\$2,703.00	\$225.25	\$2,703.00	Actual
TOTAL REVENUES	\$7,990.66	\$95,887.94	\$8,140.66	\$97,687.94	
EXPENSES					
Taxes	\$341.06	\$4,092.74	\$341.06	\$4,092.74	2023 actual
Insurance	\$275.13	\$3,301.56	\$275.13	\$3,301.56	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$-	\$-	\$-	\$-	Paid by tenants
Water	\$284.77	\$3,417.25	\$284.77	\$3,417.25	Last 12 months
Fire System	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$310.62	\$3,727.40	\$310.62	\$3,727.40	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$1,211.58	\$14,538.95	\$1,211.58	\$14,538.95	
NOI	\$6,779.08	\$81,348.99	\$6,929.08	\$83,148.99	
Cap Rate		7.40%		7.57%	



453 King Street E
Hamilton, ON

List Price: \$949,000

1 commercial and 2 large three-bedroom residential units. Being on the corner every room has natural light.

Hydro paid by tenants. Severe below market rents with great potential for upside.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
C1	0	\$1,500.00	\$18,000.00	\$2,200.00	\$26,400.00	32%	April 1, 2023
1	3	\$2,662.33	\$31,948.00	\$2,662.33	\$31,948.00	0%	VACANT
2	3	\$2,662.33	\$31,948.00	\$2,662.33	\$31,948.00	0%	VACANT
		\$6,824.67	\$81,896.00	\$7,524.67	\$90,296.00	11%	

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453 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$6,824.67	\$81,896.00	\$7,524.67	\$90,296.00	Actual/Projections
Less: Vacancy 1.5%	\$102.37	\$1,228.44	\$112.87	\$1,354.44	1.5%
Net Rental Revenue	\$6,722.30	\$80,667.56	\$7,411.80	\$88,941.56	
Add: Other	\$-	\$-	\$-	\$-	
Add: Parking	\$-	\$-	\$150.00	\$1,800.00	2 w/ comm
Add: TMI	\$327.94	\$3,935.25	\$327.94	\$3,935.25	Actual
TOTAL REVENUES	\$7,050.23	\$84,602.81	\$7,889.73	\$94,676.81	
EXPENSES					
Taxes	\$401.00	\$4,812.00	\$401.00	\$4,812.00	2023 actual
Insurance	\$252.42	\$3,029.00	\$252.42	\$3,029.00	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Hydro	\$-	\$-	\$-	\$-	Paid by tenants
Gas	\$330.33	\$3,964.00	\$330.33	\$3,964.00	Last 12 months
Water	\$109.08	\$1,309.00	\$109.08	\$1,309.00	Last 12 months
R&M (4%)	\$268.89	\$3,226.70	\$296.47	\$3,557.66	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$1,361.73	\$16,340.70	\$1,389.31	\$16,671.66	
NOI	\$5,688.51	\$68,262.11	\$6,500.43	\$78,005.15	
Cap Rate		7.19%		8.22%	



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DEREK KEYES

REAL ESTATE REPRESENTATIVE

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416-303-9030



461 King Street E
Hamilton, ON

List Price: \$1,170,000

Welcome to 461 King St E, Hamilton. A complete turn-key investment property right on newly approved LRT route. This newly renovated investment property has it all: great retail/office space on the main floor with a completely useable basement. Two well-appointed residential units with exposed brick walls and beautiful hardwood floors.

RENT ROLL

Unit	Bdrms	Current		Market*			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
A	0	\$968.75	\$11,625.00	\$2,200.00	\$26,400.00	56%	April 1, 2021
B	2	\$1,600.00	\$19,200.00	\$2,141.00	\$25,692.00	25%	February 1, 2024
C	2	\$1,600.00	\$19,200.00	\$2,141.00	\$25,692.00	25%	February 1, 2024
		\$4,168.75	\$50,025.00	\$6,482.00	\$77,784.00	36%	

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461 King Street E, Hamilton, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$4,168.75	\$50,025.00	\$6,482.00	\$77,784.00	Actual/Projections
Less: Vacancy 1.5%	\$62.53	\$750.38	\$97.23	\$1,166.76	1.5%
Net Rental Revenue	\$4,106.22	\$49,274.63	\$6,384.77	\$76,617.24	
Add: Other	\$-	\$-	\$-	\$-	
Add: Parking	\$-	\$-	\$150.00	\$1,800.00	
Add: TMI	\$553.08	\$6,637.00	\$553.08	\$6,637.00	Actual
TOTAL REVENUES	\$4,659.30	\$55,911.63	\$7,087.85	\$85,054.24	
EXPENSES					
Taxes	\$377.33	\$4,528.00	\$377.33	\$4,528.00	2023 actual
Insurance	\$588.42	\$7,061.00	\$588.42	\$7,061.00	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Utilities	\$265.92	\$3,191.00	\$265.92	\$3,191.00	Last 12 months
Other	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$164.25	\$1,970.99	\$255.39	\$3,064.69	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$1,395.92	\$16,750.99	\$1,487.06	\$17,844.69	
NOI	\$3,263.39	\$39,160.64	\$5,600.80	\$67,209.55	
Cap Rate		3.35%		5.74%	



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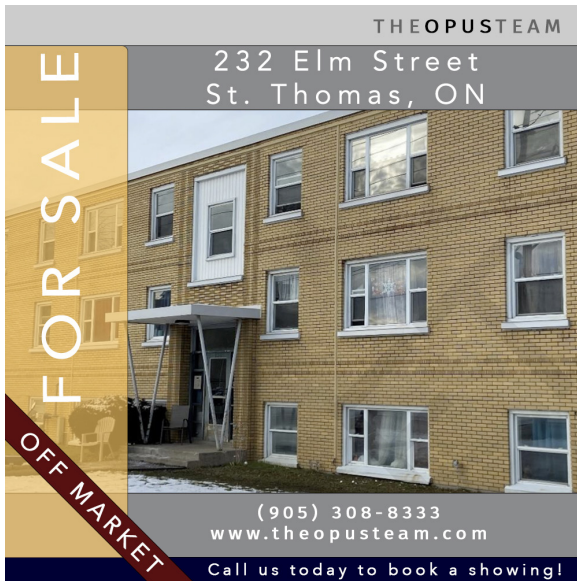


DEREK KEYES

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416-303-9030



232 Elm Street
St Thomas, ON

List Price: \$4,600,000

Three storey Apartment Building on a 0.659 Acre with 23 one bedroom units. Considerable lift potential. Potential for complete vacant possession.

RENT ROLL

Unit	Bdrms	Current		Market (Post Renovation)			Start Date
		Monthly	Annual	Monthly	Annual	Increase %	
Totals	23	\$25,855.13	\$310,261.60	\$41,116.33	\$493,396.00	285%	n/a

RENOVATIONS	(Est.)		
Item	Quantity	Rate	Budget
Apartment Interiors			\$320,500.00
Cash for Keys			\$166,157.64
Window Type 1	52	\$500.00	\$29,380.00
Window Type 2	23	\$800.00	\$20,792.00
Boiler	2	\$28,000.00	\$63,280.00
Parking Lot	10300	\$7.00	\$81,473.00
Roof	2000	\$30.00	\$67,800.00
Total			\$749,382.64

Existing Unit Mix:

- 23 - One Bedrooms
- Current Vacancies: 8 (calculated at current Market Rents for P&L)
- Call for complete rent roll

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232 Elm Street, St Thomas, ON

OPERATING STATEMENT

REVENUE	Current		Market		Assumptions
	Monthly	Annual	Monthly	Annual	
Gross Rental Revenue	\$25,855.13	\$310,261.60	\$41,116.33	\$493,396.00	Actual/Projections
Less: Vacancy 1.5%	\$387.83	\$4,653.92	\$616.75	\$7,400.94	1.5%
Net Rental Revenue	\$25,467.31	\$305,607.68	\$40,499.59	\$485,995.06	
Add: Other	\$-	\$-	\$-	\$-	
Add: Parking	\$-	\$-	\$1,100.00	\$13,200.00	
Add: TMI	\$-	\$-	\$-	\$-	Actual
TOTAL REVENUES	\$25,467.31	\$305,607.68	\$41,599.59	\$499,195.06	
EXPENSES					
Taxes	\$2,516.50	\$30,198.00	\$2,516.50	\$30,198.00	2023 actual
Insurance	\$626.25	\$7,515.00	\$626.25	\$7,515.00	2023 actual
Rentals	\$-	\$-	\$-	\$-	n/a
Utilities	\$2,959.75	\$35,517.00	\$2,959.75	\$35,517.00	Last 12 months
Other	\$-	\$-	\$-	\$-	n/a
R&M (4%)	\$1,018.69	\$12,224.31	\$1,619.98	\$19,439.80	4%
Property Management	\$-	\$-	\$-	\$-	TBD
TOTAL EXPENSES	\$7,121.19	\$85,454.31	\$7,722.48	\$92,669.80	
NOI	\$18,346.11	\$220,153.37	\$33,877.10	\$406,525.26	
Cap Rate		4.79%		8.84%	

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The only party authorized to represent the Property Owners ("Owners") in connection with the sale of the Property is The OPUS Team, and no other person is authorized by the Owners to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the OPUS Team.

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Appendix A: Market Rents

Market rents are real-time Hamilton averages derived from the site web sites below. The averages do not contemplate the state of the units, but simply the average rent.

March 2024				
Hamilton	Zumper	Rentals.ca	Rent Canada	Averages
Studio	\$1,461.00	\$1,475.00	\$1,403.00	\$1,446.33
1 Bedroom	\$1,713.00	\$1,839.00	\$1,762.00	\$1,771.33
2 Bedroom	\$2,131.00	\$2,188.00	\$2,104.00	\$2,141.00
3 Bedroom	\$2,624.00	\$2,698.00	\$2,665.00	\$2,662.33
Burlington	Zumper	Rentals.ca	Rent Canada	Averages
Studio	\$2,144.00	n/a	\$1,650.00	\$1,897.00
1 Bedroom	\$2,230.00	\$2,193.00	\$2,150.00	\$2,191.00
2 Bedroom	\$2,608.00	\$2,567.00	\$2,589.00	\$2,588.00
3 Bedroom	\$3,305.00	\$3,204.00	\$3,017.00	\$3,175.33
London	Zumper	Rentals.ca	Rent Canada	Averages
Studio	\$1,415.00	\$1,413.00	\$1,438.00	\$1,422.00
1 Bedroom	\$1,751.00	\$1,838.00	\$1,774.00	\$1,787.67
2 Bedroom	\$2,122.00	\$2,216.00	\$2,136.00	\$2,158.00
3 Bedroom	\$2,479.00	\$2,704.00	\$2,523.00	\$2,568.67

Appendix B: Ontario Historic Rent Increases

Year	Guideline (%)	Decade Averages	Year	Guideline (%)	Decade Averages
2029		1.7%	2009	1.8%	2.5%
2028			2008	1.4%	
2027			2007	2.6%	
2026			2006	2.1%	
2025			2005	1.5%	
2024	2.5%		2004	2.9%	
2023	2.5%		2003	2.9%	
2022	1.2%		2002	3.9%	
2021	0.0%		2001	2.9%	
2020	2.2%		2000	2.6%	
2019	1.8%	1.8%	1999	3.0%	3.9%
2018	1.8%		1998	3.0%	
2017	1.5%		1997	2.8%	
2016	2.0%		1996	2.8%	
2015	1.6%		1995	2.9%	
2014	0.8%		1994	3.2%	
2013	2.5%		1993	4.9%	
2012	3.1%		1992	6.0%	
2011	0.7%		1991	5.4%	
2010	2.1%		1990	4.6%	

Appendix C: Hamilton Multi-Residential Appreciation

	Avg Sale Price	Increase \$	Increase %
2013	\$318,125.00		
2014	\$334,667.08	\$16,542.08	5.20%
2015	\$379,550.00	\$44,882.92	13.41%
2016	\$458,904.17	\$79,354.17	20.91%
2017	\$634,050.75	\$175,146.58	38.17%
2018*	\$529,020.83	\$(105,029.92)	-16.56%
2019	\$605,552.08	\$76,531.25	14.47%
2020	\$654,774.91	\$49,222.83	8.13%
2021	\$820,761.50	\$165,986.59	25.35%
2022	\$945,583.33	\$124,821.83	15.21%
2023	\$823,641.67	\$(121,941.67)	-12.90%
Average		\$50,551.67	11.14%

Source: The REALTORS® Association of Hamilton-Burlington

*2018: Foreign investment rules & mortgage stress test introduced

Appendix D: Hamilton Appreciation Projections

Increase	11.14%	10%	8%	6%
2024	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
2025	\$1,111,400.00	\$1,100,000.00	\$1,080,000.00	\$1,060,000.00
2026	\$1,235,209.96	\$1,210,000.00	\$1,166,400.00	\$1,123,600.00
2027	\$1,372,812.35	\$1,331,000.00	\$1,259,712.00	\$1,191,016.00
2028	\$1,525,743.65	\$1,464,100.00	\$1,360,488.96	\$1,262,476.96
2029	\$1,695,711.49	\$1,610,510.00	\$1,469,328.08	\$1,338,225.58
2030	\$1,884,613.75	\$1,771,561.00	\$1,586,874.32	\$1,418,519.11
2031	\$2,094,559.72	\$1,948,717.10	\$1,713,824.27	\$1,503,630.26
2032	\$2,327,893.67	\$2,143,588.81	\$1,850,930.21	\$1,593,848.07
2033	\$2,587,221.03	\$2,357,947.69	\$1,999,004.63	\$1,689,478.96
2034	\$2,875,437.45	\$2,593,742.46	\$2,158,925.00	\$1,790,847.70
2035	\$3,195,761.18	\$2,853,116.71	\$2,331,639.00	\$1,898,298.56
2036	\$3,551,768.98	\$3,138,428.38	\$2,518,170.12	\$2,012,196.47
2037	\$3,947,436.04	\$3,452,271.21	\$2,719,623.73	\$2,132,928.26
2038	\$4,387,180.41	\$3,797,498.34	\$2,937,193.62	\$2,260,903.96
2039	\$4,875,912.31	\$4,177,248.17	\$3,172,169.11	\$2,396,558.19
2040	\$5,419,088.94	\$4,594,972.99	\$3,425,942.64	\$2,540,351.68
2041	\$6,022,775.45	\$5,054,470.28	\$3,700,018.05	\$2,692,772.79
2042	\$6,693,712.64	\$5,559,917.31	\$3,996,019.50	\$2,854,339.15
2043	\$7,439,392.23	\$6,115,909.04	\$4,315,701.06	\$3,025,599.50
2044	\$8,268,140.52	\$6,727,499.95	\$4,660,957.14	\$3,207,135.47

CONTACT / OFFERS

Thank you in advance for your interest. All properties are being offered for sale by The OPUS Team on behalf of the sellers. Showings will be made available with 48 hours notice. Please contact us to book a showing.

There are no bid dates for these opportunities. Offers will be considered as submitted.

For more information, or further questions, please contact Andrew or Derek.

Or visit:

www.theOPUSteam.com/Listings/Opus-Listings.html



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