

## INVESTMENT OPPORTUNITY

Ref:

**ADDY SAEED**

*Sales Representative*

**RE/MAX ACTIVE REALTY INC., BROKERAGE**

**DIRECT: 877-439-2339 OFFICE: 416-292-6777**

LOCATION:	Hamilton, Ontario
CLOSE TO:	King/Wellington
NO. OF UNITS:	9
ASKING PRICE:	\$1,475,000.00
PRICE PER UNIT:	\$163,888.89

### MORTGAGES

Lender	Rank	Mortgage Amount	Rate	Monthly Amount	AMT	Annual Payment	Due Date
Lender	1	\$1,106,250.00	4.00%	\$6,703.66	20	\$80,443.92	
						\$0.00	
						\$0.00	
<b>Mortgage Summary</b>		\$1,106,250.00		\$6,703.66		\$80,443.92	

<b>CASH REQUIRED:</b>	<b>\$368,750.00</b>	<b>ASKING PRICE:</b>	<b>\$1,475,000.00</b>	<b>% DOWNPYMT:</b>	<b>25%</b>
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EXPENSES YR END:	Annual	Avg/Suite
Taxes 2010	\$30,301	\$3,367
Insurance	\$4,572	\$508
Gas	\$3,300	\$367
Water		\$0
Hydro	\$13,200	\$1,467
Salaries		\$0
Management 3%		\$0
Maint & Repairs	\$4,800	\$533
		\$0
		\$0
Other		\$0
<b>Total Expenses</b>	<b>\$56,173</b>	<b>\$6,241</b>

BUILDING REVENUE	Est Month	Annual
Main Floor 3 units	\$ 8,844.00	\$ 106,128.00
Second Floor 5 Units	\$ 7,421.00	\$ 89,052.00
Third Floor 1 unit	\$ 5,436.00	\$ 65,232.00
x 3-Bedroom		\$ -
Parking		\$ -
Laundry		\$ -
Other Income		\$ -
<b>Total Monthly Income</b>	<b>\$ 21,701.00</b>	<b>\$ 260,412.00</b>
<b>Avg/Unit</b>	<b>\$ 2,411.22</b>	<b>\$ 28,934.67</b>
<b>Total Revenue</b>	<b>\$ 21,701.00</b>	<b>\$ 260,412.00</b>
Less Vacancy 3%		\$ 7,812.36
<b>Effective Gross Income</b>		<b>\$ 252,599.64</b>
Less Operating Expense		\$ 56,173.00
<b>NET INCOME</b>		<b>\$ 196,426.64</b>
Less Mortgage Pymts		\$ 80,443.92
<b>CASH FLOW</b>		<b>\$ 115,982.72</b>
Add Principal Recap		\$ 36,864.90
<b>ROI</b>		<b>\$ 152,847.62</b>

Property Description:	
Approx Age	
Lot Size	62.50 X 101.69 Feet
Construction	Stucco exterior
No. of Storeys	3
Balconies	none
Elevator	Yes
Intercom	none
Hallway Floors	Broadloom
Suite Floors	Broadloom/Tiles/Mix
Heating Type	
Domestic H.W.	
Washer/Dryer (o/c)	
Fridge/Stove (o/c)	
Parking/Garage	2 car parking
Leases	Partial
Hydro Paid By	Mixed

RATIO ANALYSIS	
Exp/Inc Ratio	22%
Cap Rate	13.32%
Cash Return 1st year	31.45%
ROI	41%

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

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