

# INVESTMENT OPPORTUNITY



## **79 - 81 DUKE STREET** Hamilton, Ontario

Well located close to Locke St, Hess Village, the MacMaster Innovation Park Campus, James St, Go Station, St. Joseph's Hospital and Durrand Neighbourhood.

## UNITS: 21

2 - 1 BEDROOM

7 - JR. 1 BEDROOM

12 - BACHELORS

## ASKING PRICE:

\$1,900,000

## PRICE PER SUITE:

\$90,476



## COMMENTS:

The following upgrades have been completed recently:

15 units have been completely renovated - new kitchens, new bathrooms, polished hardwood floors, painted and new stoves and fridges

3 units have partial renovations - updated kitchen, new bathrooms, polished hardwood floors, painted and either new fridge or new stoves.

The commons area hallways have been re-carpeted including painting and new lightening in the hallway.

New building entrance canopy installed in 2014.

## PROPERTY DESCRIPTION

NUMBER OF UNITS	21
AGE approx.	1950s
LOT SIZE	100 x 240
CONSTRUCTION	Concrete Blocks and Brick
# OF STORIES	3
BALCONIES	None
ELEVATOR	None
INTERCOM	Yes
HALL FLOORS	Carpet
FRDGS/STVS	21
HTG TYPE	Hot water - gas fired
HOT WATER TANKS	2 - rented
WASHER&DRYER	1 washer and 1 dryer
PARKING/GARAGE	Outside surface
LEASES	One year then month to month
HYDRO PAID	By tenants

## RENT ROLL

Apt #	Bdrms	Rent	Parking
79-1A	Bachelor	\$700.00	
79-1	1 Bed	\$829.00	
79-2	Bachelor	\$750.00	\$40.00
79-3	Jr 1 Bed	\$584.00	
79-4	Jr 1 Bed	\$750.00	
79-5	Bachelor	\$699.00	\$30.00
79-6	Bachelor	\$749.00	
79-7	Jr 1 Bed	\$496.00	
79-8	Bachelor	\$749.00	
79-9	Bachelor	\$729.00	
79-10	Bachelor	\$829.00	
81-1	1 Bed	\$829.00	
81-2	Bachelor	\$570.00	
81-3	Bachelor	\$710.00	\$40.00
81-4	Bachelor	\$750.00	
81-5	Jr. 1 Bed	\$729.00	
81-6	Jr. 1 Bed	\$749.00	
81-7	Bachelor	\$749.00	
81-8	Jr. 1 Bed	\$729.00	
81-9	Jr. 1 Bed	\$729.00	\$40.00
81-10	Bachelor	\$775.00	
TOTAL MONTHLY		\$15,183.00	\$150.00
<b>TOTAL/YEAR</b>		<b>\$182,196.00</b>	<b>\$1,800.00</b>

## EXPENSES - 2016

EXPENSE	PER YEAR	PER UNIT
REALTY TAX	\$33,677.00	\$1,603.67
INSURANCE	\$4,200.00	\$200.00
HEAT	\$7,904.00	\$376.38
HYDRO/WATER	\$11,215.00	\$534.05
MAINTENANCE	\$16,415.00	\$781.67
SUPERINTENDENT	\$6,000.00	\$285.71
ELEVATOR	\$0.00	\$0.00
DISPOSAL	\$0.00	\$0.00
MANAGEMENT	\$12,481.00	\$594.33
VACANCY/BAD DEBT	\$3,500.00	\$166.67
OTHER	\$0.00	\$0.00
OTHER	\$0.00	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$95,392.00</b>	<b>\$4,542.48</b>



## MORTGAGE SUMMARY

TYPE	First Mortgage
LENDER	First National Finance
PRINCIPAL AMOUNT	\$930,065.00
INTEREST RATE	3.2%
MATURITY DATE	June 1, 2019
AMORTIZATION	25 years
MONTHLY P & L	\$4,508.00
ANNUAL P & L	\$54,096.00
APPLIED TO PRINCIPAL/YEAR	\$24,706.97

## STATUS OF CAPITAL ITEMS

ROOF	Flat Roof - approx. 10 years old
WINDOWS	Newer windows at the rear
BALCONIES	N/A
PARKING	Good
FIRE RETROFIT	Letter of Compliance
HEATING EQUIPMENT	Well maintained, in good condition but older
FRIDGES/STOVES	15 new fridges and 15 new stoves
ELEVATOR	N/A
PLUMBING	Buyer to confirm
ELECTRICAL	Buyer to confirm
COMMON AREAS/LOBBY	Recently painted and new carpet

## FINANCIAL SUMMARY

	MONTHLY	ANNUAL
RENT REVENUE	\$15,183.00	\$182,196.00
PARKING REVENUE	\$218.75	\$2,625.00
LAUNDRY estimate	\$250.00	\$3,000.00
OTHER INCOME	\$0.00	\$0.00
<b>AVERAGE per UNIT</b>	<b>\$723.00</b>	
<b>TOTAL REVENUE</b>		<b>\$187,821.00</b>
LESS: TOTAL EXPENSES		\$95,392.00
NET OPERATING INCOME(NOI)		\$92,429.00
LESS: MORTGAGE PAYMENTS		\$54,096.00
CASH FLOW		\$38,333.00
ADD: PRINCIPAL RECAPTURE		\$24,707.00
RETURN ON INVESTMENT		\$63,040.00
<b>INVESTMENT ANALYSIS</b>		
PURCHASE PRICE	\$1,900,000.00	
MORTGAGE BALANCE-MARCH 1, 2017	\$853,512.00	
CASH REQUIRED	\$1,046,488.00	
CAP RATE	4.86%	
EXPENSE RATIO	50.8%	
CASH ON CASH RETURN	3.66%	
CASH ON CASH RETURN WITH EQUITY	6.02%	

## PHOTOS



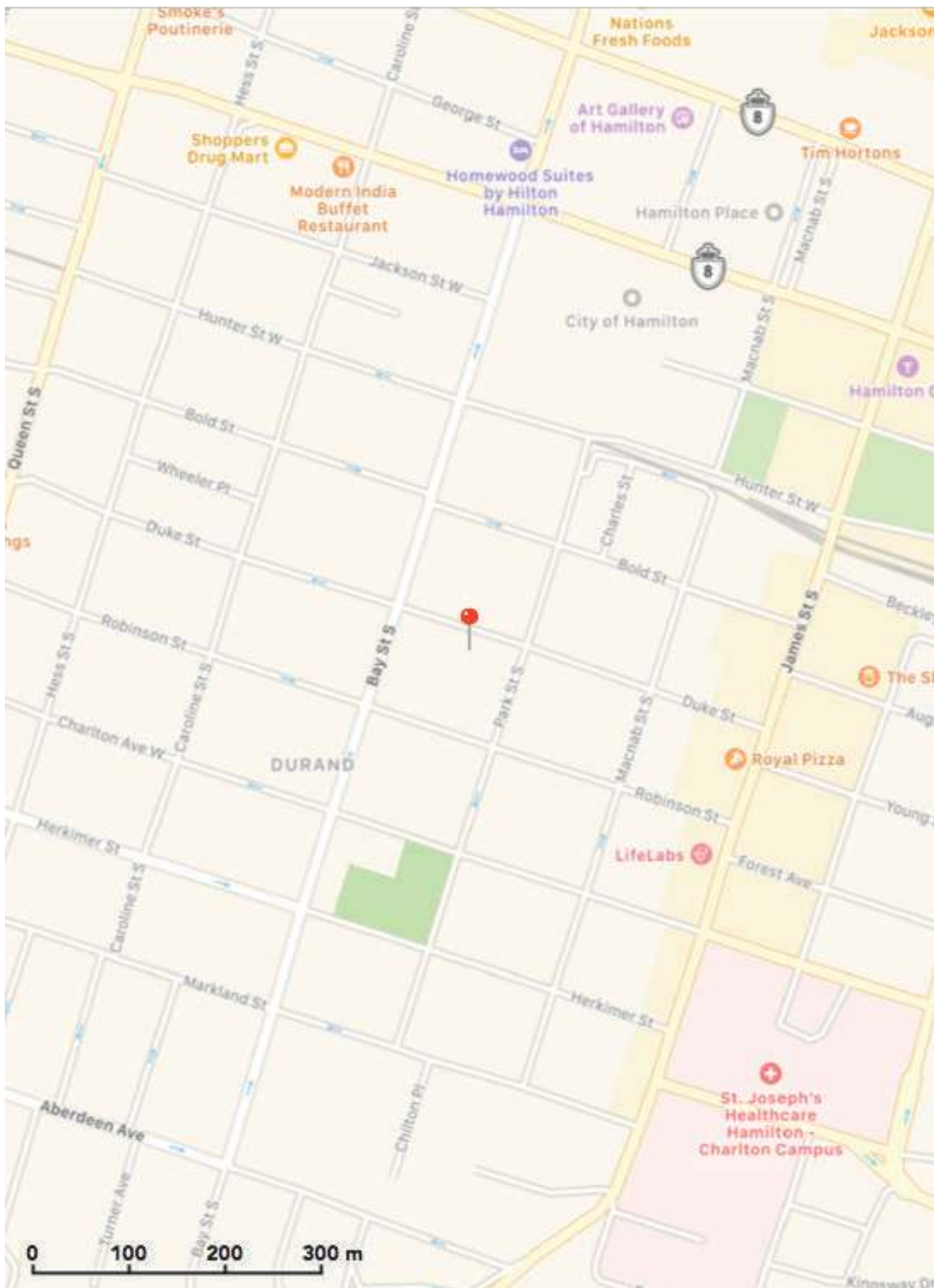








# LOCATION MAP





## CONTACT US

### Disclaimer

All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other terms, prior sale, or withdrawal without notice. Prospective purchasers are advised to seek independent legal, accounting or any other consulting advice as maybe deemed necessary to submit an offer to purchase.

### Brokerage and Broker Declaration

M Commercial Realty Inc. and the Broker of Record, Steve Peres, have an ownership interest in the property.



**Steve Peres**

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