

57-61 Barton St. E. - Hamilton, ON



Realtor Name: Heddle Real Estate

Property Type: 5 Res Units & 1 Comm Unit

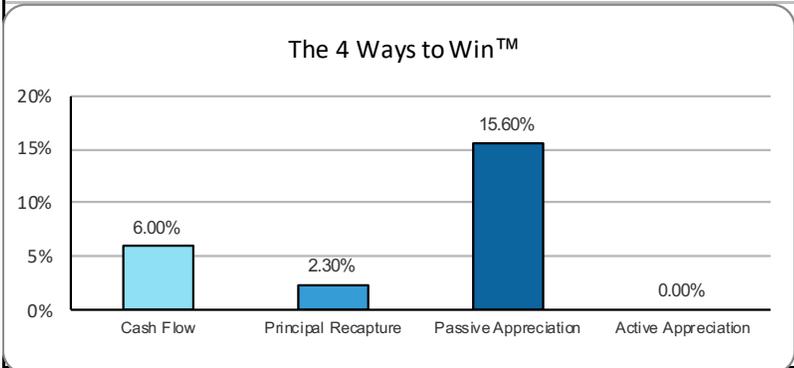
Additional Information: Tenants pay hydro & water

List Price: \$1,349,900

MONTHLY GROSS RENTAL INCOME		\$11,690
Other Income:		\$0
Rental Vacancy Rate	3%	\$351
MONTHLY GROSS OPERATING INCOME (GOI)		\$11,339
MONTHLY OPERATING EXPENSES		
Property Taxes		\$878
Insurance		\$755
Utilities		\$548
Repairs & Maintenance Reserve	2%	\$234
Property Management	5%	\$585
Condo/Strata Fees		\$0
Cleaning		\$0
Gifts		\$0
Lawn Maintenance/Snow Removal		\$0
Other: Internet		\$0
TOTAL NET OPERATING EXPENSES (NOE)		\$3,000
NET OPERATING INCOME (GOI - NOE)		\$8,339
MONTHLY DEBT SERVICE		
Mortgage Payment		\$6,174
2nd Mortgage or LOC Payment		
TOTAL MONTHLY DEBT SERVICE		\$6,174
ESTIMATED NET MONTHLY CASH FLOW		\$2,165
PASSIVE APPRECIATION		5.00%

LIST PRICE		\$1,349,900
Down Payment	30%	\$ 404,970
Mortgage Amount		\$ 944,930
Interest Rate		6.92%
Amortization (years)		30
Monthly Payment		\$ 6,174

CASH REQUIRED TO CLOSE	
Down Payment	\$404,970
Initial Improvements	\$0
Building Inspection	\$1,500
Appraisal	\$1,000
Land Transfer Tax	\$23,473
Legal Fees	\$1,800
TOTAL CASH	\$432,743



The 4 Ways to Win™	
Cash Flow	\$ 25,981
Principal Recapture	\$ 9,932
Passive Appreciation	\$ 67,495
Active Appreciation	\$ -
Year One Total ROI	23.90%