

65 Hamilton Street

Features and Improvements:

Building Type: Row/Town
Lot Size: 16.08' x 80.00'
Year Built: 1898
Walk Score: 93 Walkers Paradise, no car required for daily errands
Transit Score: 96 World Class public transportation
Bike Score: 91 Flat as a pancake, excellent bike lanes

Notable Updates:

2000 ESA Inspection Complete
2000 Permit incl. Deck, and Structural
2000 Rear Waterproofing
2015 Windows
2013 Furnace, Dec 18th, 5/10 year warrantee
2014 Duct Cleaning
2015 Roof – Flat and Shingles
2015 Exterior insulation and resurfacing (stucco)
2016 Re-graded and resurfaced parking area
2016 Replaced rear deck on grade and painted rear walls

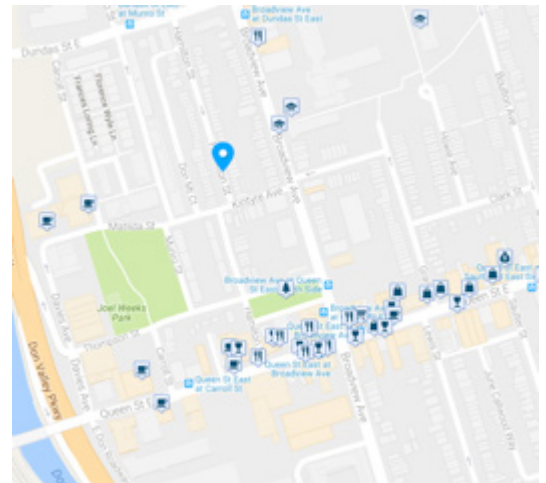
House under contract/warrantee with Enercare
Rental gas hot water tank

Inclusions:

Washer (2)
Dryer (2)
Dishwasher (1)
Fridge (3)
Stove (3)
All HVAC Gas and Burner Equipment

Exclusions:

All property belonging to tenants



Financials:

The rents for the lower apartment and the main floor have been increased since they signed the original leases. Here are the current rents:

Revenues :

Lower Level	\$840.00	as at Jan 1 2017	\$852.60
Main Floor	\$1,316.50	as at Jan 1 2017	\$1,336.25
Second/Third Floor	\$2,500.00	as at Jan 1 2017	\$2,537.50
Annual Gross	\$55,878.00	as at Jan 1 2017	\$56,716.20

Expenses :

2016 Property Taxes	\$4,286.07
2016 Insurance	\$2,289.60
2015 Enbridge	\$1,827.11
2015 Hydro	\$3,641.86
2015 Waste & Water	\$1,809.65
Annual Estimated Exp	\$13,854.29

NOI:

CAP @ \$ 949,000	4.42%
CAP @ \$1,100,000	3.82%
CAP @ \$1,150,000	3.65%
CAP @ \$1,200,000	3.50%
CAP @ \$1,250,000	3.36%

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.

