

## Investment Opportunity

# 25 WEST AVE SOUTH HAMILTON

Offered at \$499,000



For more information  
contact:

**Bob Pettigrew**  
Broker  
pettigrew@bbsrealty.com

### Property features:

- 7 Residential Units: 4-2BR, 3-1BR
- 2009 Taxes \$4,449.28
- Lot size: 52' x 121'
- Zone "E"

Recent renovations include: boiler, roof, windows, doors, plumbing, electrical, fire alarm system, laundry room electrical, upgrades to fire escapes.

### Blair Blanchard Stapleton Ltd

101 701 Main St W  
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[www.bbsrealty.com](http://www.bbsrealty.com)

# 25 WEST AVE SOUTH

## HAMILTON

### Income and Expenses

Unit	Start Date	Monthly Rent
A	Jun-09	\$620.00
B	Aug-09	\$650.00
C	Apr-09	\$610.00
D	Sep-09	\$700.00
E	Jul-09	\$600.00
F	Oct-09	\$700.00
G	Sep-09	\$630.00
<b>Monthly Total</b>		<b>\$4,510.00</b>
<b>Annual Total</b>		<b>\$54,120.00</b>

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Expenses	Monthly	Yearly
Property Tax	\$370.77	\$4,449.24
Union Gas	\$663.48	\$7,961.76
Maintenance and Supplies	\$100.00	\$1,200.00
Horizon Utilities	\$338.87	\$4,066.44
<b>Total Expenses</b>	<b>\$1,473.12</b>	<b>\$17,677.44</b>
<b>Total Monthly Net Income</b>		<b>\$3,036.88</b>
<b>Total Yearly Net Income</b>		<b>\$36,442.56</b>

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