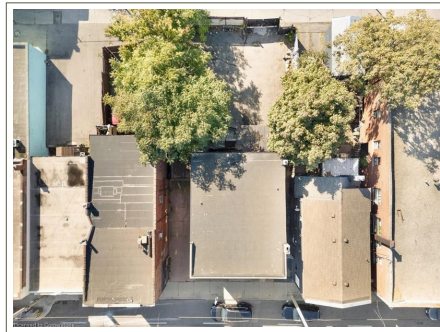
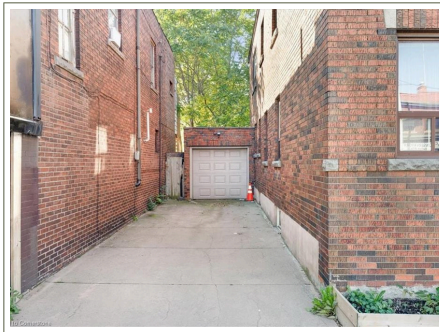


LISTED AT
\$1,349,900



15 BEDROOM



3 KITCHENS



3 BATHROOM



1 X GARAGE
10 X TOTAL PARK

FULLY TENANTED

MONTHLY
NUMBERS:

GOI: 11,900.00

COST: 6267.00



SIRRAH FARRAUTO

SFARRAUTO@REVELREALTY.CA

3653362305

ADDRESS									
770 Barton St E Hamilton, ONT									
ROOM	TENANCY DATE	MONTHLY RENT	EXPENSE	MONTHLY COST	ANNUAL COST				
Top Floor - Room 1	1-Sep-23	\$730.00	Insurance	\$491.25	\$5,895				
Top Floor - Room 2	4-May-23	\$750.00	Hydro & Water	\$715.02	\$8,580.24				
Top Floor - Room 3	18-Apr-24	\$870.00	Gas	\$30.06	\$360.72				
Top Floor - Room 4	1-Aug-23	\$750.00	Property Tax	\$275.25	\$3,303				
Top Floor - Room 5	1-Dec-23	\$750.00	Hot Water Rental (for 2)	\$155.91	\$1,870.92				
Main Floor - Room 6	1-Dec-22	\$750.00	Internet	\$295.44	\$3,545.28				
Main Floor - Room 7	1-Dec-22	\$800.00	Mortgage	\$4,304.85	\$51,658.20				
Main Floor - Room 8	1-Apr-23	\$900.00							
Main Floor - Room 9	1-Aug-23	\$700.00							
Main Floor - Room 10	1-Jun-23	\$700.00							
Basement - Room 11	1-Jun-23	\$750.00				TOTAL MONTHLY	TOTAL ANNUALLY		
Basement - Room 12	1-Apr-23	\$950.00				\$6,267.78	\$75,213.36		
Basement - Room 13	1-Apr-23	\$750.00							
Basement - Room 14	1-Apr-23	\$750.00							
Basement - Room 15	1-May-23	\$1,000.00							
* Tenants signed for 1 year leases									
		TOTAL MONTHLY	PROJECTED MONTHLY INCOME						
		\$11,900.00	\$5,632.22						
		TOTAL ANNUALLY	PROJECTED ANNUAL NET INCOME						
		\$142,800.00	\$67,586.64						