



# 11 BARNESDALE AVE. N. HAMILTON

\$799,900

4 Unit Investment Property



## FEATURES

- 4 units all with dedicated outdoor space
- Separate hydro and gas meters
- 3 parking spaces
- Basement rented traditionally
- Upper 3 units rented as AirBnB with little vacancy

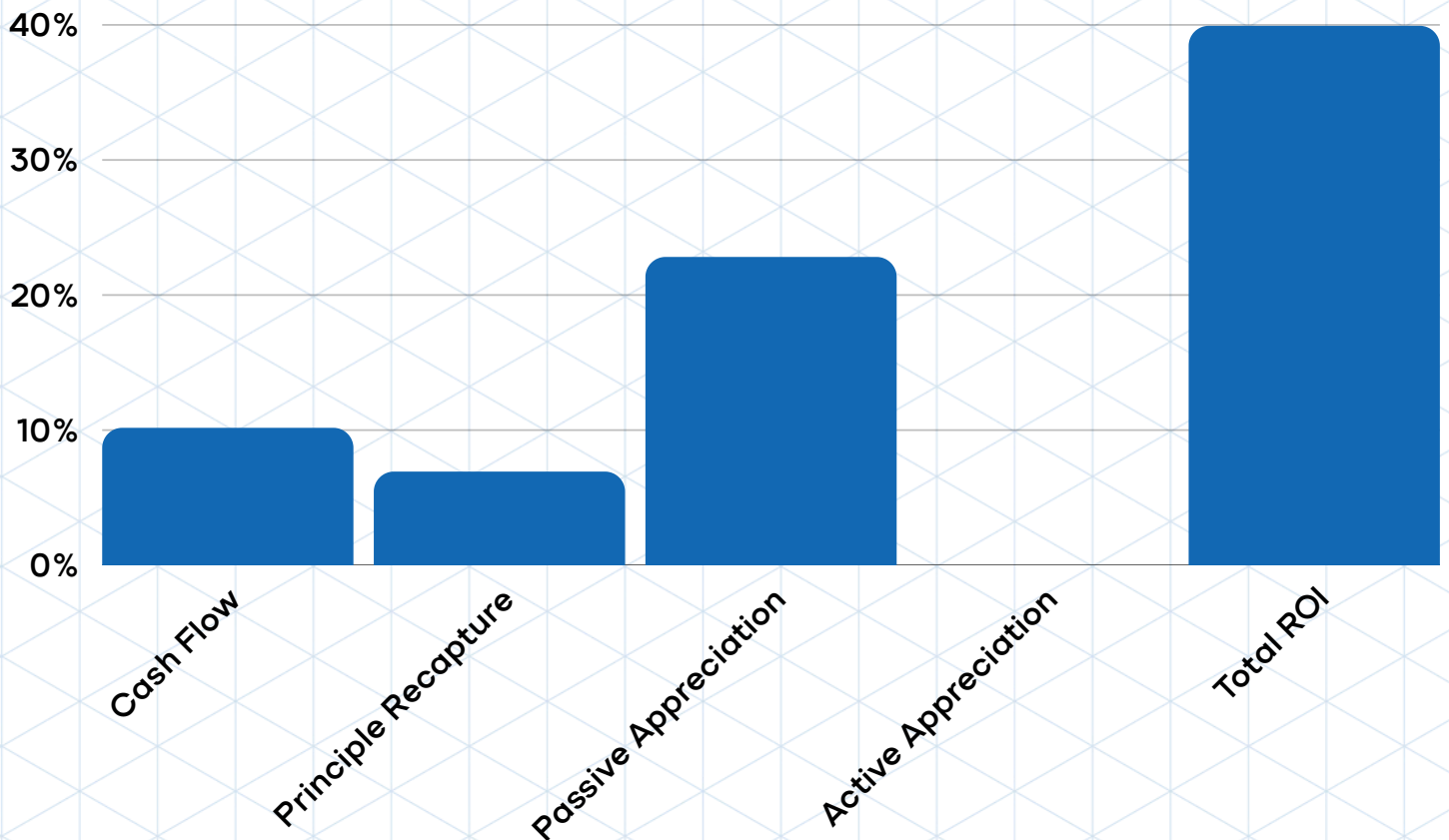
**DESCRIPTION**

This turn-key 4 unit property in a prime Hamilton location makes an ideal home for any homeowner/investor! 11 Barnesdale Ave. N. features 4 self-contained 1-bedroom units. 3 of the 4 units to be vacant on closing, allowing you to move in to a unit of your choice and generate income from the other 3. Thoughtfully updated and efficiently operated, the building includes 2 furnaces and 2 central A/C units (2020), 3 hydro meters & 2 gas meters. One unit offers the convenience of in-suite laundry, while tenants in the remaining units benefit from a clean, shared laundry area (all with interior access). Parking in a front private driveway (permitted with the City) plus 2 additional spaces accessible via the rear alley. Major infrastructure upgrades include a 1-inch copper water service line (2021) and fully interconnected smoke alarms for enhanced safety and compliance. Located just steps from Tim Hortons Field & Ottawa St. shopping district.

**LEASES**

- Upper level 1-bedroom unit forecasted rent: \$1,450/month
- Upper level 1-bedroom unit forecasted rent: \$1,500/month
- Main level 1-bedroom unit forecasted rent: \$1,500/month
- Lower level current rent: \$1,100/month

**ROI BREAKDOWN**



Disclaimer: All information contained herein is for informational purposes only. Royal LePage State Realty, Brokerage; Heddle Real Estate makes no representation and/or warranties of the accuracy of the information contained herein. The purchaser MUST perform their own due diligence (with respect to, but not limited to, financials, legal use, zoning and environmental) and make their own inquiries.

FINANCIAL ANALYSIS

<b>MONTHLY GROSS RENTAL INCOME</b>	\$	5,650
Vacancy Rate	\$	170
Other Inc:	\$	-
<b>GROSS OPERATING INCOME (GOI)</b>	\$	<b>5,481</b>

**MONTHLY OPERATING EXPENSES**

Taxes	\$	279
Insurance	\$	250
Utilities	\$	400
Repairs & Maintenance	\$	170
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
<b>TOTAL MONTHLY OPERATING EXPENSES</b>	\$	<b>1,098</b>

<b>NET OPERATING INCOME (NOI)</b>	\$	<b>4,382</b>
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**DEBT SERVICE**

Purchase Price	\$	799,900
Downpayment	\$	159,980
Mortgage Amount	\$	639,920
Monthly Payment	\$	2,896

<b>NET MONTHLY CASH FLOW</b>	\$	<b>1,486</b>
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FINANCIAL ANALYSIS

## ACQUISITION COSTS

Down Payment	\$159,980
Initial Improvements	\$ -
Building Inspection	\$ 500
Appraisal	\$ 500
Land Transfer Tax	\$ 12,473
Legal Fees	\$ 1,800
<b>TOTAL ACQUISITION COSTS</b>	<b>\$175,253</b>

## ROI

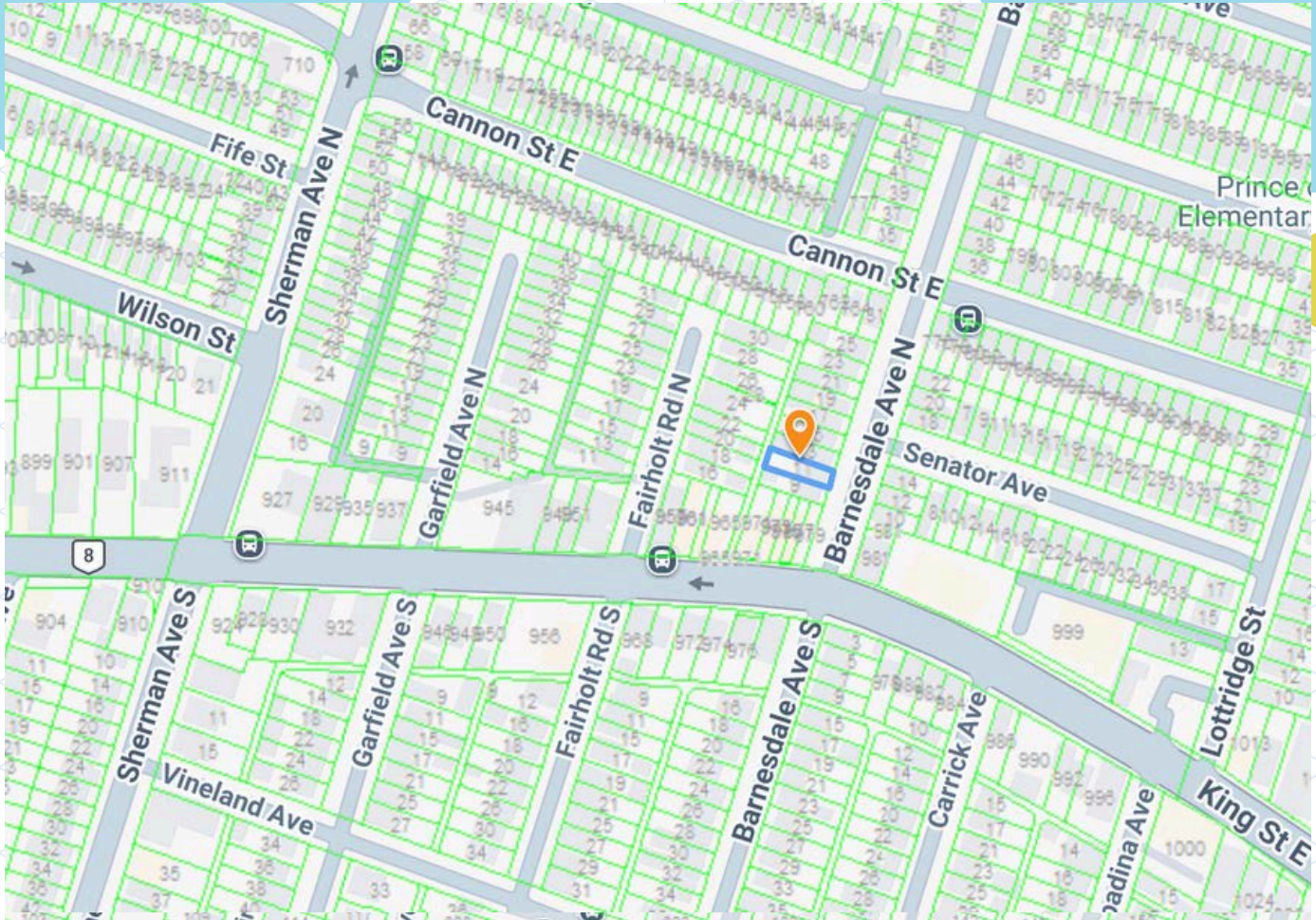
Cash Flow	10.17%
Principle Recapture	6.93%
Passive Appreciation	22.82%
Forced Appreciation	0.00%
<b>TOTAL ROI</b>	<b>39.93%</b>

## SUMMARY

Cap Rate	6.57%
Cash-on-cash	10.17%
Break Even	72.89%
Payback Period (yrs)	9.8

**Current Zoning: R1A - Low Density Residential**  
Note: Within the LRT - Transit Corridor Land

**ZONING**



**PERMITTED USES**

- Duplex Dwelling
- Triplex Dwelling
- Fourplex Dwelling
- Community Garden
- Day Nursery
- Lodging House
- Residential Care Facility
- Retirement Home
- Semi-Detached Dwelling

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NEIGHBOURHOOD INFO

## SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Nearby Schools

#### Prince of Wales PS

Designated Catchment School  
Grades PK to 8  
77 Melrose Ave N

#### Bernie Custis SS

Designated Catchment School  
Grades 9 to 12  
1055 King St E

### LookDeeper

#### ÉÉ Pavillon de la jeunesse

Designated Catchment School  
Grades PK to 6  
105 High St

#### ÉS Georges-P-Vanier

Designated Catchment School  
Grades 7 to 12  
100 Macklin St N

### Other Local Schools

#### Westmount SS

Grades 9 to 12  
39 Montcalm Dr

## PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.



### Scott Park

1055 King Street East.



### Tim Horton's Stadium Complex

64 Melrose Ave. N.



### Bernie Morelli Recreation Centre / Jimmy Thompson Memorial Pool

876 Cannon St E



## FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

1 Pool

1 Arena

1 Rink

3 Ball Diamonds

1 Community Centre

1 Stadium

1 Gym

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.7 km away, and the nearest street transit stop is a minute walk away.

### Nearest Rail Transit Stop

Hamilton GO Centre

### Nearest Street Level Transit Stop

King At Fairholt



## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2km.

### Hamilton Health Sciences - The Juravinski Hospital

711 Concession St

### Fire Station

246 Wentworth Street North

### Police Station

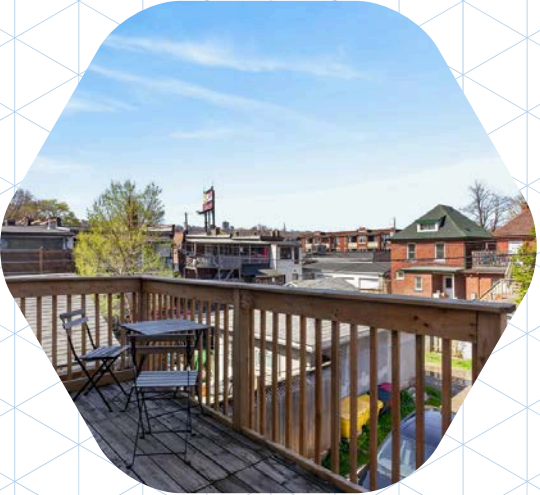
155 King William St

EXTRA ASSETS



VIRTUAL TOUR

VIDEO TOUR



PHOTOS & FLOOR PLANS