



115 Balsam Ave. S.

PROPERTY PROSPECTUS



ASKING PRICE: \$899,900

Prestigious St. Clair neighbourhood

Two vacant units

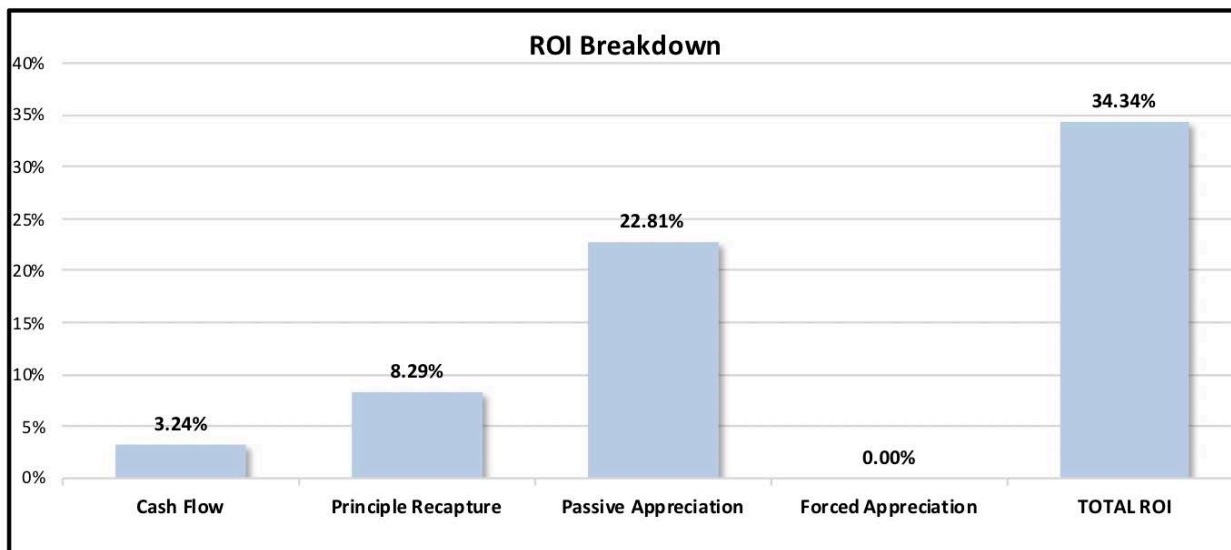
Private on-site parking

Lot Size: 30 x 78.50 ft

Extra Features

- Each unit has private in-suite laundry
- Separate electrical panel in 2nd Unit

This amazing, single-family solid brick home in the prestigious St. Clair neighbourhood is a very charming property with tons of original character and offers an excellent investment opportunity (currently being used as 3 units). This 2.5 storey home is currently used as 1 x bachelor unit, 1 x 1BR unit & 1 x 3BR unit (non-conforming) with tons of natural light, and gorgeous original trim details throughout, but all with modern updates. This extremely well-maintained property has so many unique features including private parking on front driveway, private in suite laundry on all floors and of course, opportunity to set your own rents in two of the vacant units (3BR & Bach). This home features all stainless steel appliances, quartz countertops & dishwasher in main floor kitchen, beautiful original hardwood floors and tons of natural light! Upgrades include all new attic insulation (2020), separate electrical panel in 2nd floor unit with dedicated lines for easy hydro separation in the future, all updated electrical (2015-2020), boiler (2021), roof (2014) and more! Located close to Gage Park, St. Peter's hospital and convenient access to public transportation!



FINANCIAL ANALYSIS

Rental Income

3BR Unit*	\$2,000
1BR Unit	\$1,480
Bachelor Unit*	\$1,200
Total Projected Rental Income	\$4,680

MONTHLY GROSS RENTAL INCOME		\$4,680
Vacancy Rate	3%	\$140
Other Inc		\$0
GROSS OPERATING INCOME (GOI)		\$4,540
MONTHLY OPERATING EXPENSES		
Taxes		\$315
Insurance		\$150
Utilities		\$562
Repairs & Maintenance	3%	\$140
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0
TOTAL MONTHLY OPERATING EXPENSES		\$1,167
NET OPERATING INCOME (NOI)		\$3,372
DEBT SERVICE		
Purchase Price		\$899,900
Downpayment	20%	\$179,980
Mortgage Amount		\$719,920
Monthly Payment	2.5%/30 yrs	\$2,840
NET MONTHLY CASH FLOW		\$532

*Forecasted Rent

FINANCIAL ANALYSIS

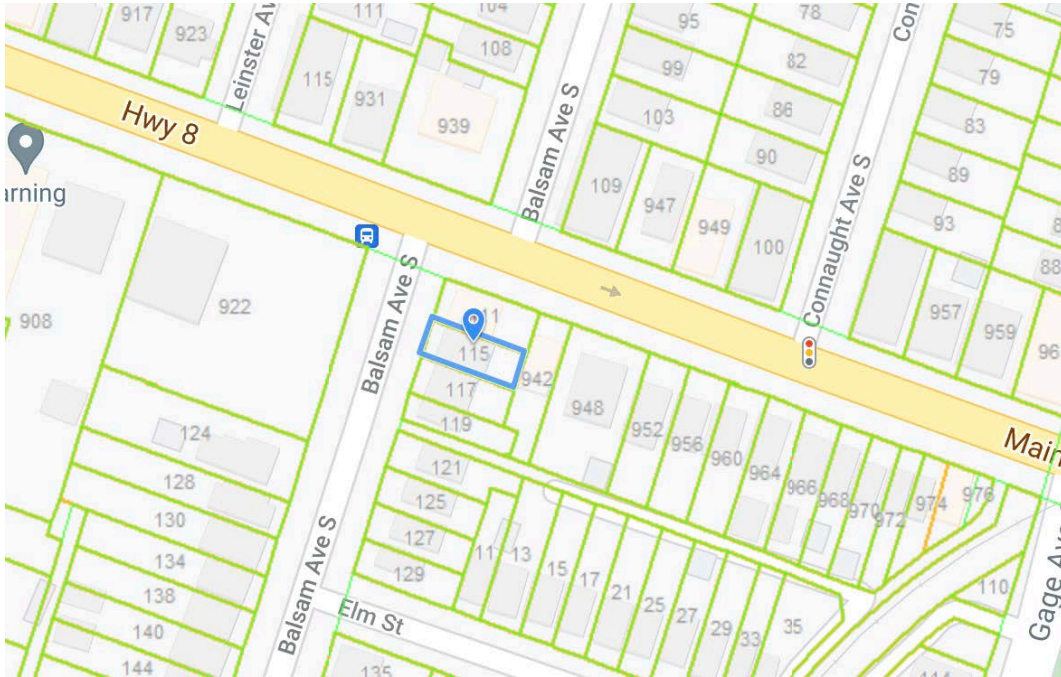
ACQUISITION COSTS	
Down Payment	\$179,980
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$14,473
Legal Fees	\$1,800
TOTAL ACQUISITION COSTS	\$197,253

ROI	
Cash Flow	3.24%
Principle Recapture	8.29%
Passive Appreciation @5%	22.81%
Forced Appreciation	0.00%
TOTAL ROI	34.34%

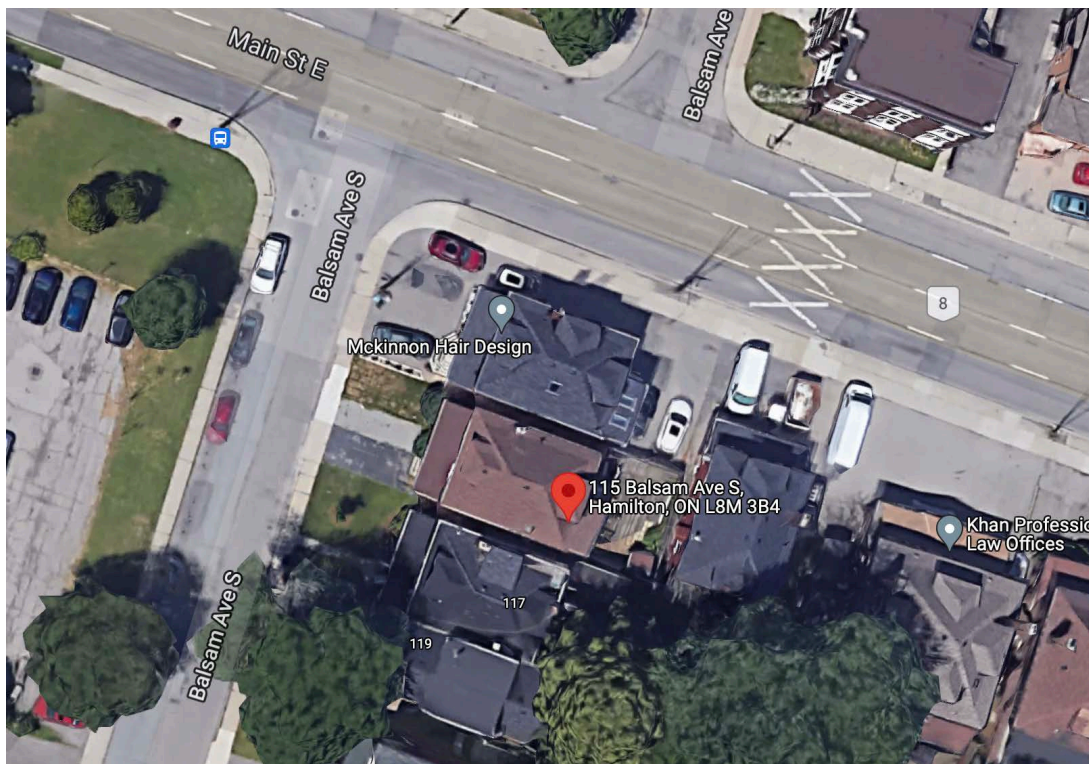
SUMMARY	
Cap Rate	4.50%
Cash-on-cash	3.24%
Break Even	88.27%
Payback Period (yrs)	30.9

ZONING

Current Zoning: H (Community Shopping & Commercial)



- Permitted Uses:
- Dwelling, mixed-use
 - Commercial school
 - Daycare Nursery
 - Retirement home
 - Second hand shop
 - Pharmaceutical laboratory



NEIGHBOURHOOD INFO

SCHOOLS

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



Adelaide Hoodless PS

Designated Catchment School
Grades PK to 8
71 Maplewood Ave

Bernie Custis SS

Designated Catchment School
Grades 9 to 12
1055 King St E

ÉE 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

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Adelaide Hoodless School Grounds

200 Emerson Street



Gage Park

1000 Main Street East



Jimmy Thompson Pool

1099 King St. East



FACILITIES WITHIN A 20 MINUTE WALK

1 Pool	3 Playgrounds
1 Wading Pool	12 Tennis Courts
1 Splash Pad	6 Ball Diamonds
1 Arena	1 Multi-Use Pad
1 Amphitheatre	1 Botanical Garden
1 Community Garden	1 Horseshoe Pit

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 42 minute walk away.

Nearest Rail Transit Stop

Hamilton

Nearest Street Level Transit Stop

Main At Balsam



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2.75km.

Hamilton Health Sciences - The Juravinski Hospital

711 Concession St

Fire Station

125 Kenilworth Avenue North

Police Station

155 King William St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station