



272 East 44th St.

PROPERTY PROSPECTUS

THE
HEDDLE GROUP
BUYING & SELLING WITH OUTSTANDING RESULTS

ROYAL LEPAGE
STATE REALTY
BROKERAGE INDEPENDENTLY OWNED & OPERATED



ASKING PRICE: \$649,900

2 Unit Conversion

Side entrance to lower level

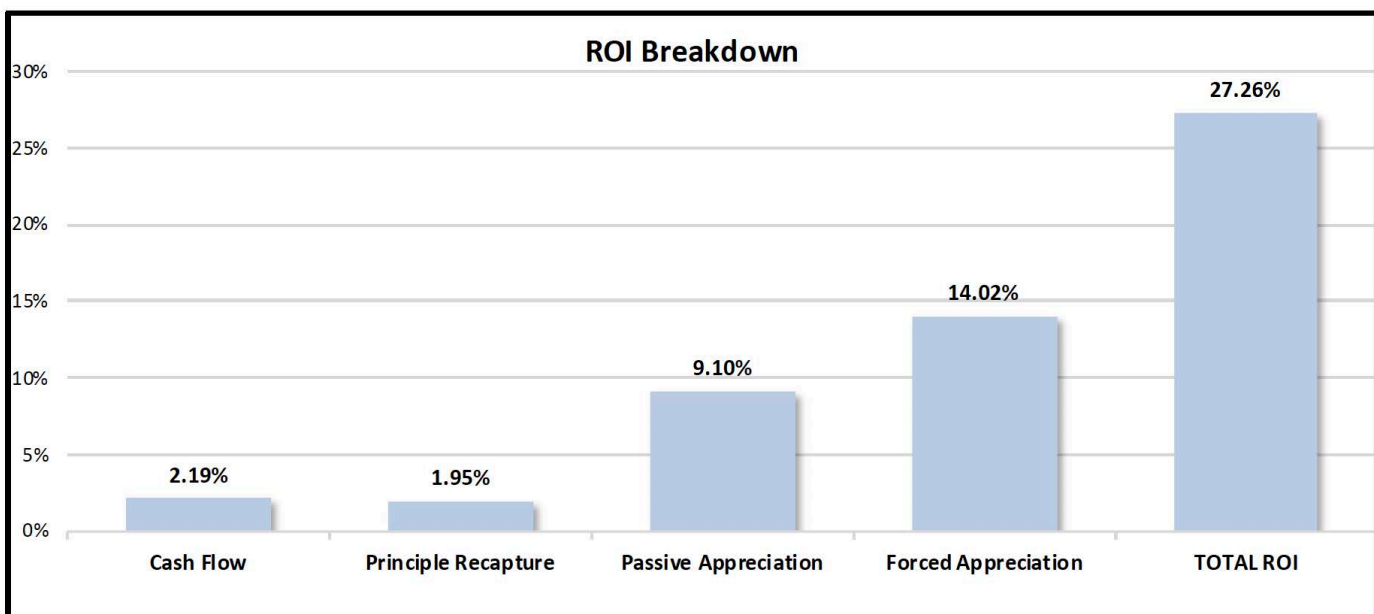
Private driveway parking

Lot Size: 41 x 104 ft

Extra Features

- Fully fenced backyard
- Great neighbourhood

This charming wartime bungalow is located in the Hampton Heights neighbourhood. This 3-bedroom, 1-bathroom home welcomes you from the moment you enter; the foyer offers plenty of storage and opens into the spacious front living area. The main floor boasts character and charm with original flooring and accents. The bright, updated eat-in kitchen features stainless steel appliances, white shaker style cabinetry, and ample storage. The main level is completed with three spacious bedrooms including ample storage and lots of natural lights, and a 4-piece bath. This property offers a side entrance to the full, unfinished basement offering lots of potential for investors. The fully fenced yard offers privacy and ample space for your family and entertaining. Located close to Bobby Kerr Park, great schools, all amenities, and with great highway access.



FINANCIAL ANALYSIS

Projected Market Rents

Upper 3 BR Unit	\$2,250
Lower 1 BR Unit	<u>\$1,600</u>
Total Projected Rental Income	\$3,850

MONTHLY GROSS RENTAL INCOME		\$3,850
Vacancy Rate	3%	\$116
Other Inc		\$0
GROSS OPERATING INCOME (GOI)		\$3,735
MONTHLY OPERATING EXPENSES		
Taxes		\$250
Insurance		\$125
Utilities		\$208
Repairs & Maintenance	3%	\$116
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0
TOTAL MONTHLY OPERATING EXPENSES		\$699
NET OPERATING INCOME (NOI)		\$3,036
DEBT SERVICE		
Purchase Price		\$649,900
Downpayment	30%	\$194,970
Mortgage Amount		\$454,930
Monthly Payment	4.84%/30 yrs	<u>\$2,385</u>
NET MONTHLY CASH FLOW		\$651

FINANCIAL ANALYSIS

ACQUISITION COSTS		
Down Payment		\$194,970
Initial Improvements		\$150,000
Building Inspection		\$500
Appraisal		\$500
Land Transfer Tax		\$9,473
Legal Fees		\$1,800
TOTAL ACQUISITION COSTS		\$357,243

ROI		
Cash Flow		2.19%
Principle Recapture		1.95%
Passive Appreciation	@ 5%	9.10%
Forced Appreciation		14.02%
TOTAL ROI		27.26%

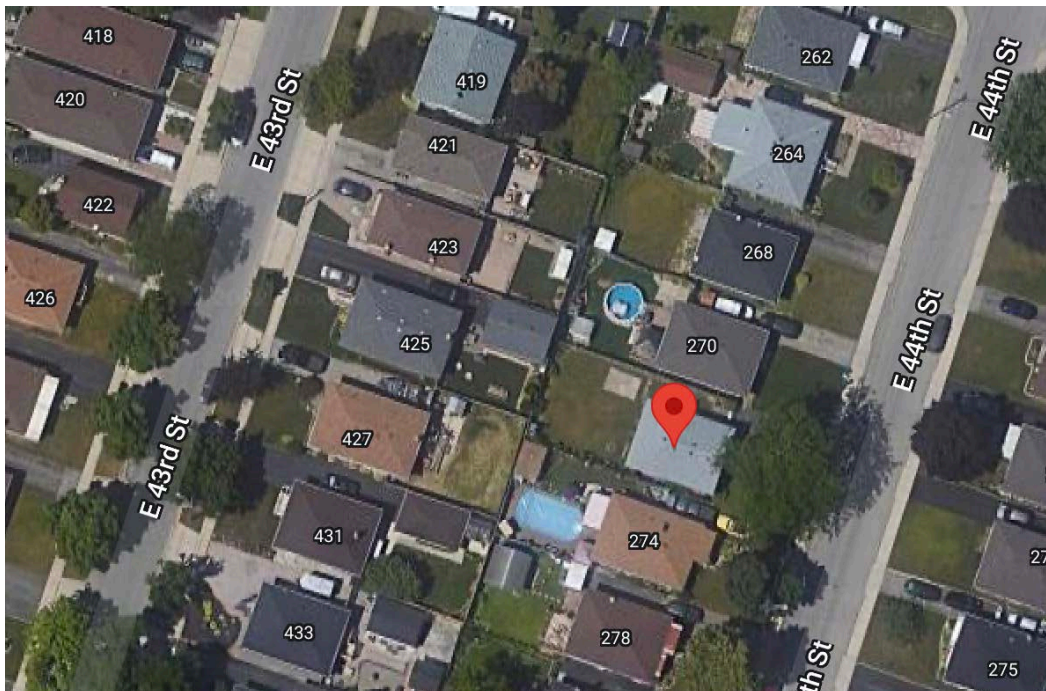
SUMMARY		
Cap Rate		5.61%
Cash-on-cash		2.19%
Break Even		82.57%
Payback Period (yrs)		45.7

ZONING

Current Zoning: C - Urban Protected Residential, etc.



- Permitted Uses:
- Single family dwelling
 - Foster homes
 - Residential care facility
 - Retirement home
 - Day nurseries



NEIGHBOURHOOD INFO

SCHOOLS

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



Huntington Park PS

Designated
 Catchment School
 Grades PK to 8
 80 Kingslea Dr

ÉE Pavillon de la jeunesse

Designated
 Catchment School
 Grades PK to 6
 105 High St

Sherwood SS

Designated
 Catchment School
 Grades 9 to 12
 25 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 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Bobby Kerr Park

100 Reno Avenue



Hampton Park

28 Lupin Avenue



Fernwood Park

784 Ninth Avenue



FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Track
- 2 Basketball Courts
- 1 Splash Pad
- 6 Ball Diamonds
- 1 Sports Court
- 3 Sports Fields

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 60 minute walk away.

Nearest Rail Transit Stop
 Hamilton

Nearest Street Level Transit Stop
 Mohawk At East 45th



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 3.87km.

Hamilton Health Sciences - The Juravinski Hospital
 711 Concession St

Fire Station
 729 Upper Sherman Avenue

Police Station
 400 Rymal Road East

HoodQ

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