

63 PELHAM RD. ST. CATHARINES

\$999,900

Investment Property | 5 Units



FEATURES

- Ample parking
- Laundry on site
- Separate hydro meters
- Purpose-built 5 unit property
- Prime Western Hill neighbourhood

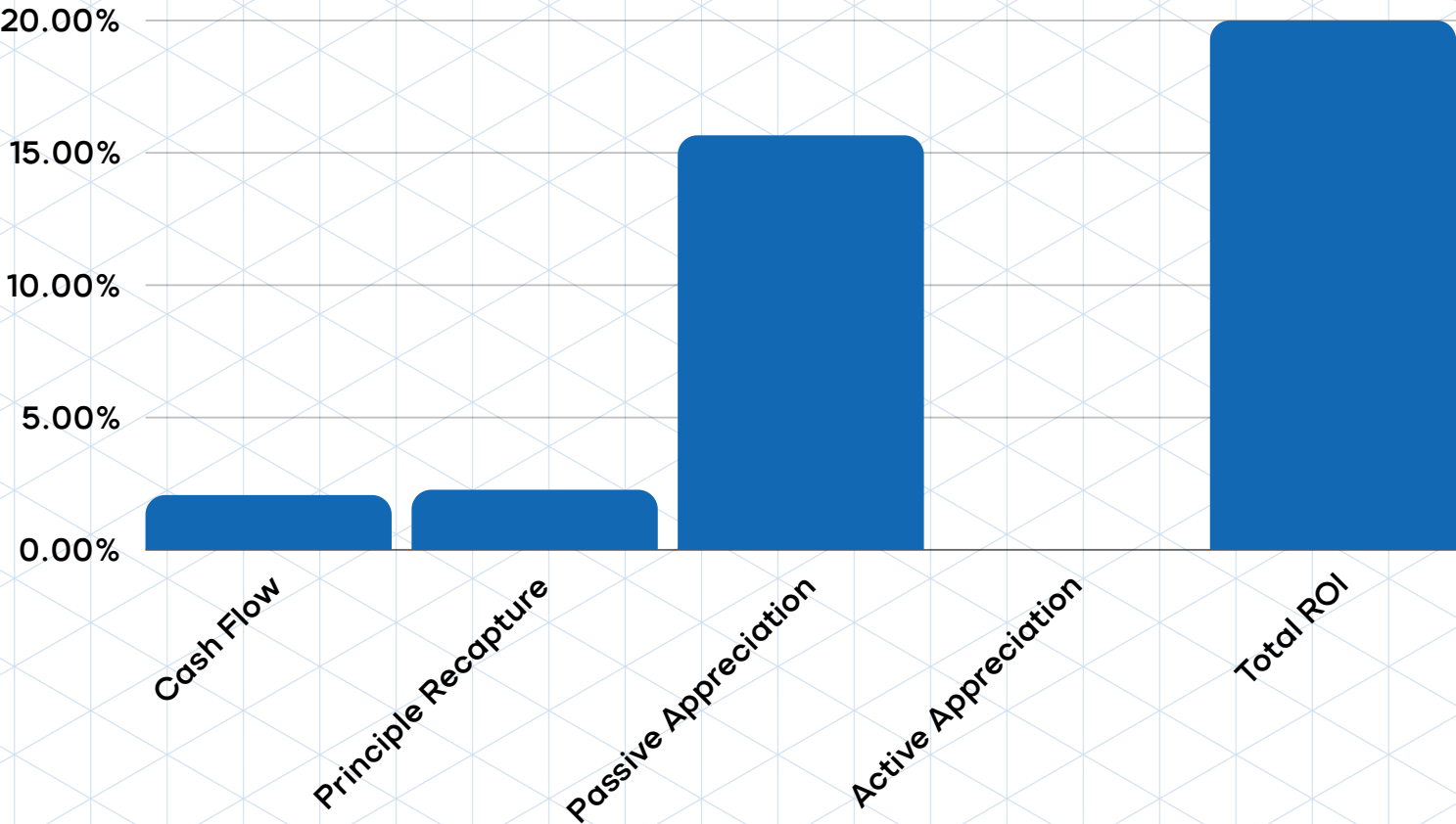
DESCRIPTION

Discover this prime investment property located in the prime Western Hill neighbourhood of St. Catharines! This purpose-built 5-unit property offers a mix of spacious unit layouts and modern amenities, making it an attractive option to add to your portfolio! With 3 - 2BR units, 1 - 1BR unit, 1 open concept 1BR unit & 5 separate hydro meters, this building offers positive cash flow given the strong rental history and low vacancy rates! Laundry is on site for all units to access along with ample parking and a well-kept outdoor space.

LEASES

- 1-Bedroom Unit: Currently tenanted for \$1,275
- 2-Bedroom Unit: Currently tenanted for \$1,302.46
- 2-Bedroom Unit: Currently tenanted for \$1,273.51
- 1-Bedroom Unit: Currently used as AirBNB for estimated \$1,500/month
- 2-Bedroom Unit: Currently tenanted for \$1,555

ROI BREAKDOWN



FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME	\$	6,906
Vacancy Rate	\$	207
Other Inc:	\$	-
GROSS OPERATING INCOME (GOI)	\$	6,699

MONTHLY OPERATING EXPENSES		
Taxes	\$	442
Insurance	\$	398
Utilities	\$	491
Repairs & Maintenance	\$	207
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
TOTAL MONTHLY OPERATING EXPENSES	\$	1,537

NET OPERATING INCOME (NOI)	\$	5,162
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DEBT SERVICE		
Purchase Price	\$	999,900
Downpayment	\$	299,970
Mortgage Amount	\$	699,930
Monthly Payment	\$	4,610

NET MONTHLY CASH FLOW	\$	552
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FINANCIAL ANALYSIS

ACQUISITION COSTS

Down Payment	\$ 299,970
Initial Improvements	\$ -
Building Inspection	\$ 500
Appraisal	\$ 500
Land Transfer Tax	\$ 16,473
Legal Fees	\$ 1,800
TOTAL ACQUISITION COSTS	\$ 319,243

ROI

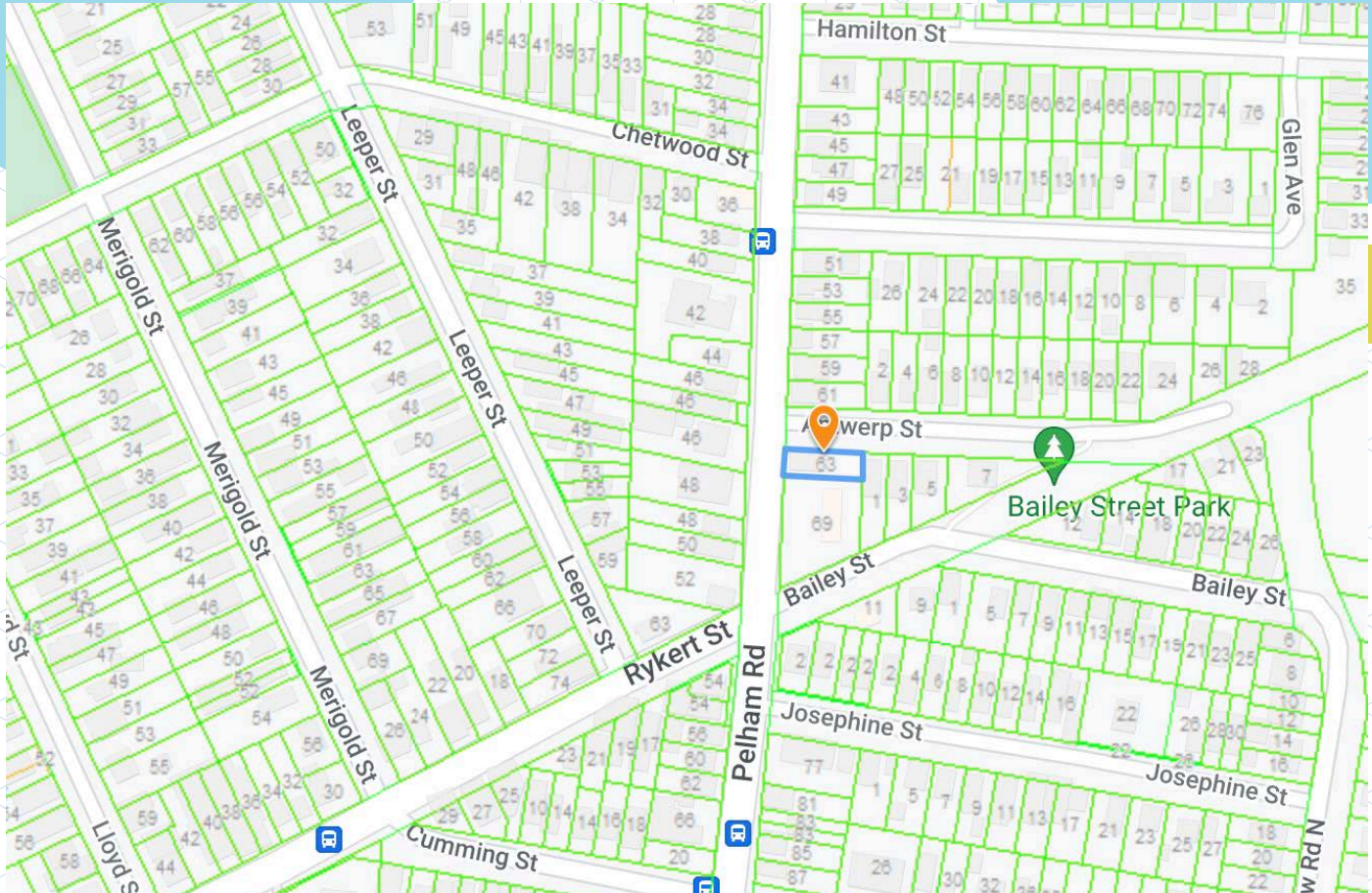
Cash Flow	2.07%
Principle Recapture	2.27%
Passive Appreciation	15.66%
Forced Appreciation	0.00%
TOTAL ROI	20.00%

SUMMARY

Cap Rate	6.19%
Cash-on-cash	2.07%
Break Even	91.76%
Payback Period (yrs)	48.2

Current Zoning: R3 Residential

ZONING



PERMITTED USES

- Detached Dwellings
- Semi-Detached Dwellings
- Townhouse Dwellings
- Duplex Dwellings
- Triplex Dwellings
- Fourplex Dwellings
- Apartment Building
- Long Term Care Facility

SCHOOLS

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



Edith Cavell PS

Designated Catchment School
Grades PK to 8
1 Monck St

Sir Winston Churchill SS

Designated Catchment School
Grades 9 to 12
101 Glen Morris Dr

St Catharines Collegiate

Designated Catchment School
Grades 9 to 12
34 Catherine St

Jeanne Sauvé French Immersion PS

Designated Catchment School
Grades 1 to 8
91 Bunting Rd

ÉE L'Héritage

Designated Catchment School
Grades PK to 8
35 Prince Charles Dr

École Franco-Niagara

Designated Catchment School
Grades PK to 12
670 Tanguay Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



Bailey Street Park

8 Bailey St



Participark Trail

11 Hillview Rd N



Lincoln Park

63 Chetwood St



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
2 Ball Diamonds
1 Sports Field
1 Splash Pad
2 Trails

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 8 minute walk away.

Nearest Rail Transit Stop

St. Catharines



Nearest Street Level Transit Stop

Pelham Rd and Chetwood St



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.47km.

Niagara Health System - St Catharines Site

1200 Fourth Ave

Fire Station

285 Pelham Rd

Police Station

68 Church St