



733 DUNN AVE. HAMILTON

\$599,900

Investment Property | In-Law Conversion

4 2 2 1086 sq ft

FEATURES

- Spacious detached property with in-law conversion potential
- 1 x 3-bedroom unit
- 1 x 1-bedroom unit
- Fantastic Parkview location
- Separate entrances
- Bonus room on second floor
- Walking distance to parks & trails

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.

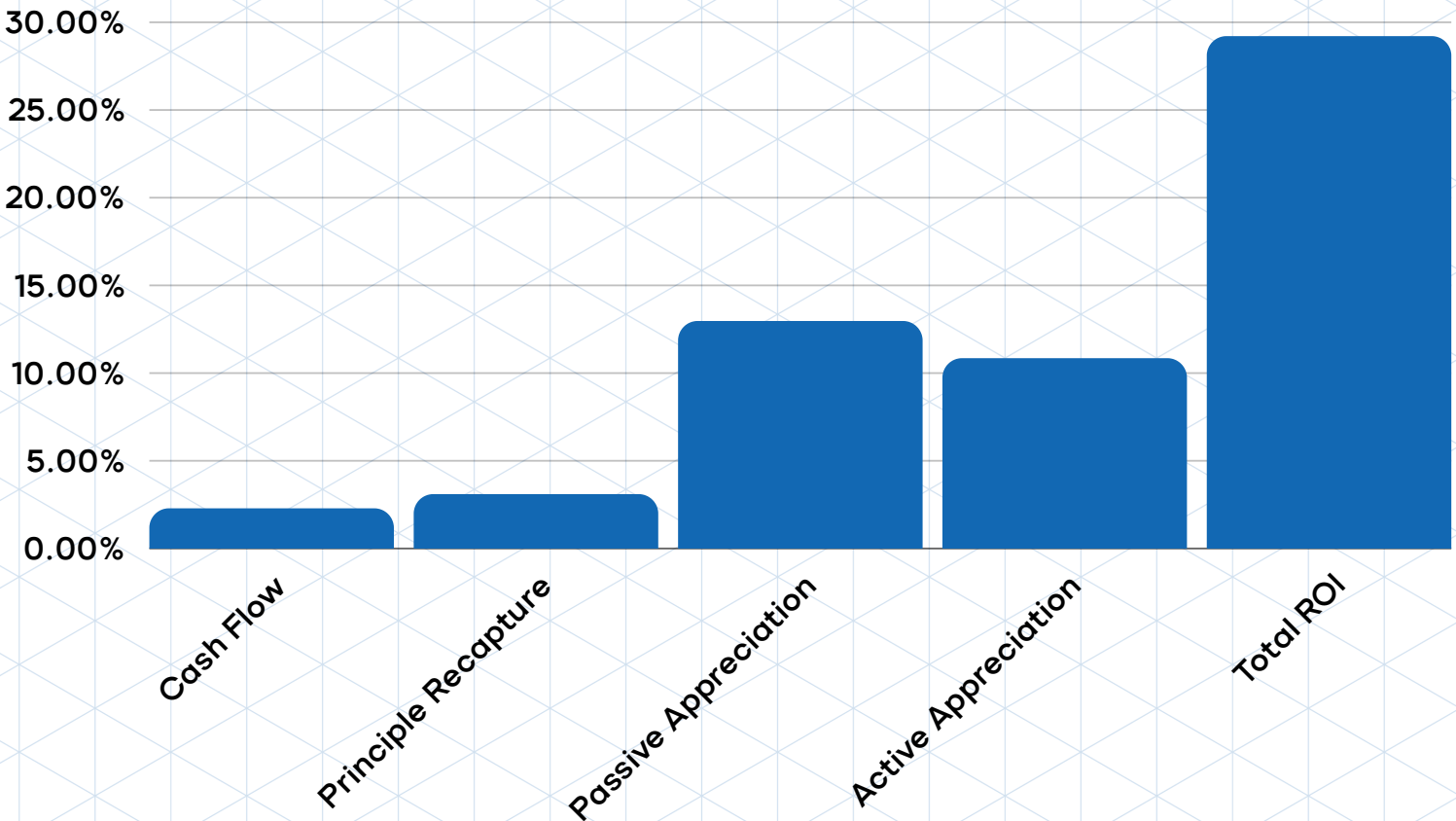
DESCRIPTION

This larger than it looks detached home in the desirable Parkdale neighbourhood is everything you've been looking for! Upon entering, you are instantly greeted by the large living space with huge eastern facing windows. The updated kitchen is spacious and functional, featuring white cabinetry and stainless steel appliances. The 3 main floor bedrooms are spacious and all complete with great closet space! The main floor is completed with an updated 4pc bath. Upstairs you will find a super unique flex room. The basement offers a separate entrance, 3pc bath, oversized rec room, and a bonus den perfect for a separate apartment. This home is in an amazing location, walking distance to parks, trails and Van Wagners beach!

LEASES

- Vacant possession for conversion
- 3-Bedroom Unit: Projected \$2,200 + all utilities
- 1-Bedroom Unit: Projected \$1,600 + all utilities

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

MONTHLY GROSS RENTAL INCOME	\$	3,800
Vacancy Rate	\$	114
Other Inc:	\$	-
GROSS OPERATING INCOME (GOI)	\$	3,686

MONTHLY OPERATING EXPENSES		
Taxes	\$	214
Insurance	\$	167
Utilities	\$	191
Repairs & Maintenance	\$	114
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
TOTAL MONTHLY OPERATING EXPENSES	\$	686

NET OPERATING INCOME (NOI)	\$	3,000
-----------------------------------	----	--------------

DEBT SERVICE		
Purchase Price	\$	599,900
Downpayment	\$	119,980
Mortgage Amount	\$	479,920
Monthly Payment	\$	2,558

NET MONTHLY CASH FLOW	\$	442
------------------------------	----	------------

ACQUISITION COSTS

Down Payment	\$ 119,980
Initial Improvements	\$100,000
Building Inspection	\$ 500
Appraisal	\$ 500
Land Transfer Tax	\$ 8,473
Legal Fees	\$ 1,800
TOTAL ACQUISITION COSTS	\$ 231,253

ROI

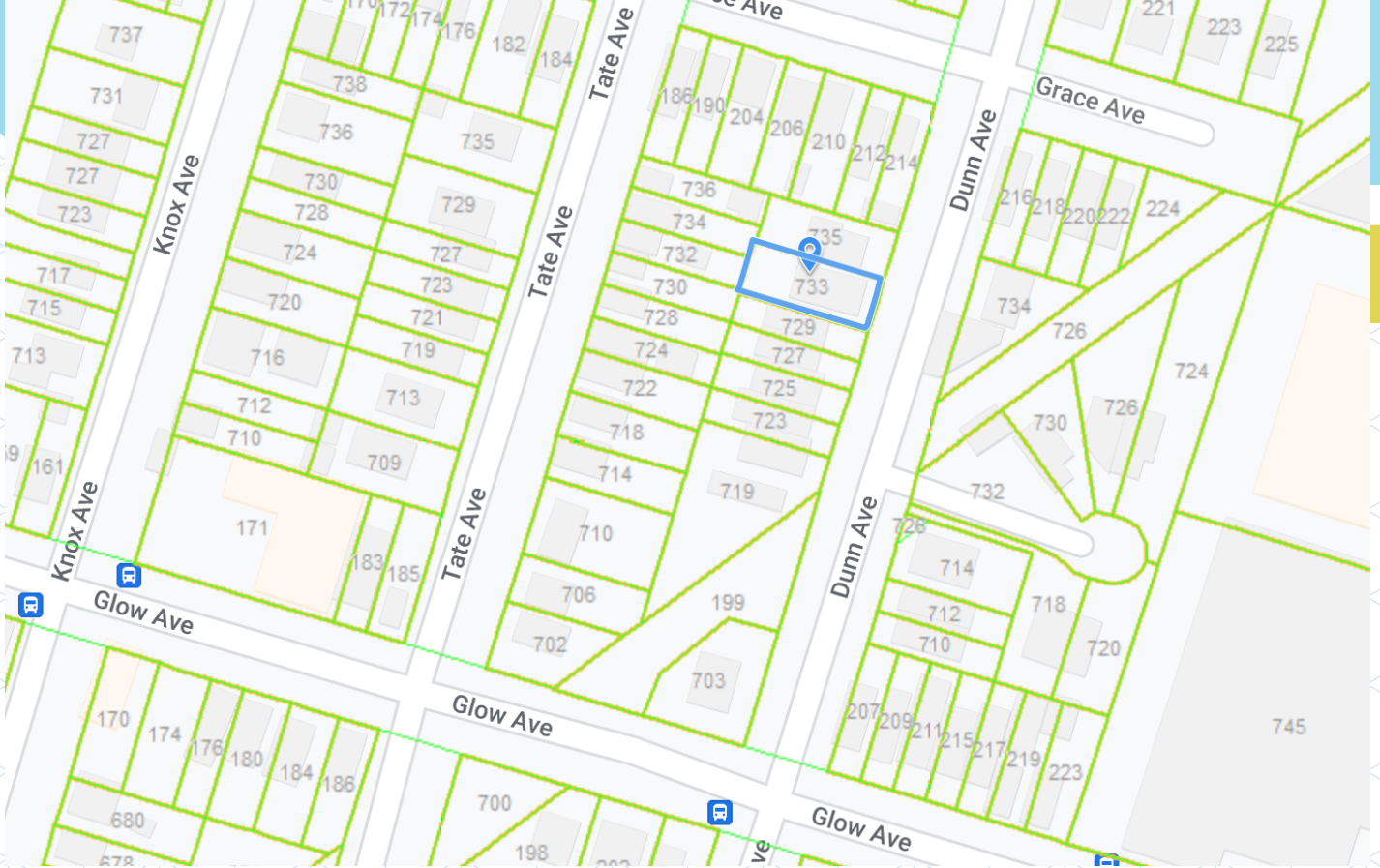
Cash Flow	2.29%
Principle Recapture	3.10%
Passive Appreciation	12.97%
Forced Appreciation	10.85%
TOTAL ROI	29.21%

SUMMARY

Cap Rate	6.00%
Cash-on-cash	2.29%
Break Even	88.01%
Payback Period (yrs)	43.6

Current Zoning: C - Urban Protected Residential

ZONING



PERMITTED USES

- Single Family Dwellings
- Foster home
- Residential care facility
- Retirement home
- Day nursery

NEIGHBOURHOOD INFO

SCHOOLS

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



Hillcrest PS
 Designated Catchment School
 Grades PK to 8
 40 Eastwood St

Sir Winston Churchill SS
 Designated Catchment School
 Grades 9 to 12
 1715 Main 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.



Glow Park
 159 Mead Avenue


4 mins

Leaside Park
 1155 Leaside Road


5 mins

Woodward Park
 589 Woodward Avenue


7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Splash Pad
- 3 Tennis Courts
- 2 Sports Courts
- 2 Basketball Courts
- 2 Trails
- 4 Ball Diamonds

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 98 minute walk away.

 **Nearest Rail Transit Stop**
 West Harbour GO

 **Nearest Street Level Transit Stop**
 Glow At Dunn


 2 mins

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 3.88km.

 **St Joseph's Healthcare - King Campus**
 2757 King St E

 **Fire Station**
 400 Melvin Avenue

 **Police Station**
 2825 King Street East