



91 ROYAL AVE.
HAMILTON
\$674,900

Student Rental | 6BR

6 2 0 1,500 sq ft

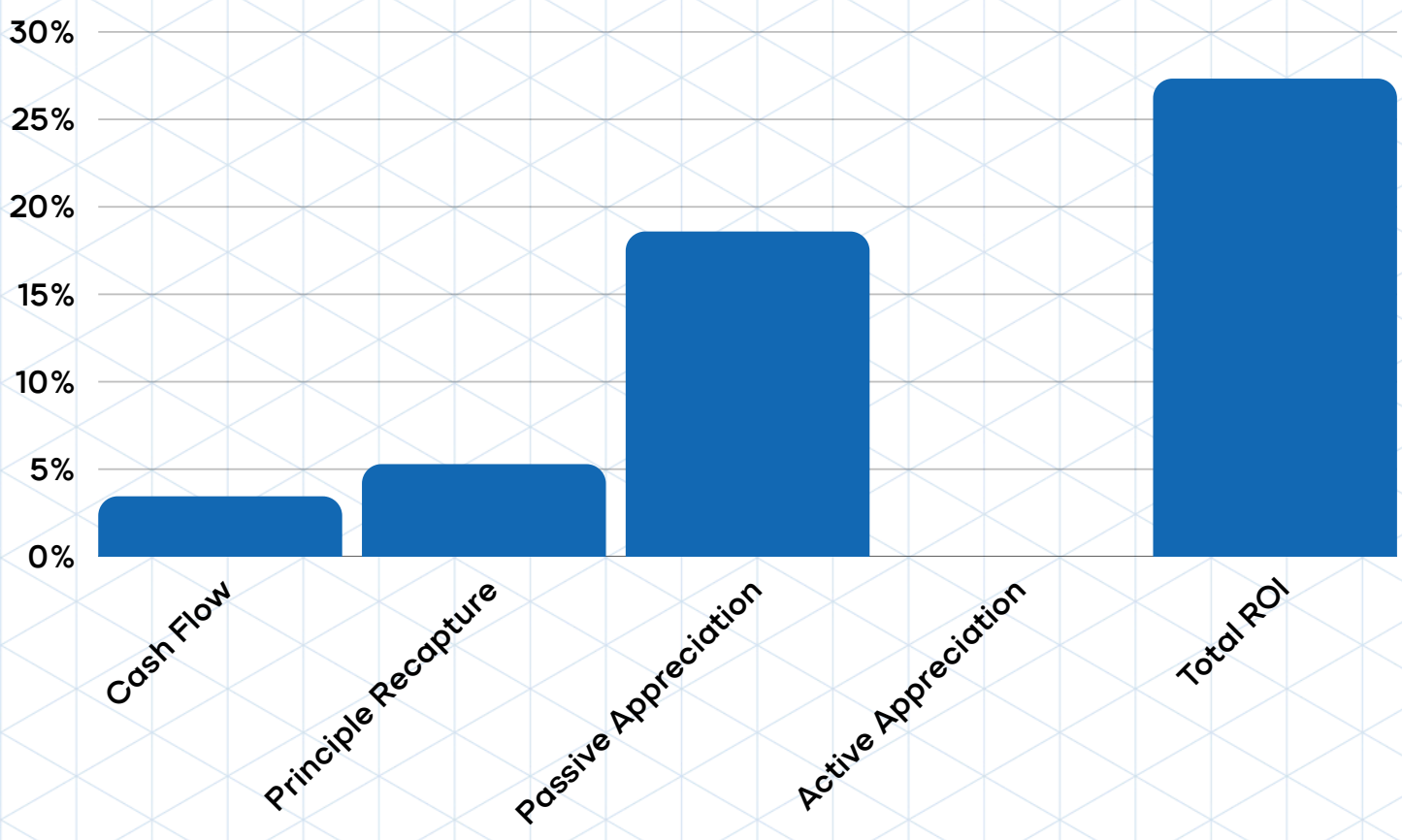
- 6BR Student Rental
- Fully tenanted
- Licensed/registered with the City of Hamilton
- Virtually 0% vacancy
- Steps to McMaster

DESCRIPTION

An exceptional turnkey investment opportunity steps from McMaster University & fully licensed/inspected with the City of Hamilton! This detached 5+1 BR home is built for strong, stable cash flow. With virtually zero vacancy, this property is thoughtfully configured to maximize bedroom count and rental yield while offering durable finishes, functional common spaces, and a layout ideally suited for student tenants. With 5BR above grade, the rooms are all spacious and filled with tons of natural light. Upstairs you will find 3 large bedrooms and 4pc bath while the main floor offers 2 bedrooms, living room and well-appointed kitchen featuring modern shaker style cabinetry and quartz countertops. Downstairs, you will find an additional bedroom and 3pc bath with convenient in suite laundry. Located in the heart of Ainslie Woods, demand is constant thanks to proximity to campus, transit, amenities, and daily essentials. A rare chance to secure a high-performing asset with long-term appreciation potential in a tightly held neighbourhood. Perfect for investors seeking immediate income today with upside for tomorrow.

ROI BREAKDOWN LEASES

- All 6BR Tenanted: Currently paying \$3,900/month combined



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	\$	3,900
Vacancy Rate	\$	117
Other Inc:	\$	-
GROSS OPERATING INCOME (GOI)	\$	3,783

MONTHLY OPERATING EXPENSES

Taxes	\$	396
Insurance	\$	131
Utilities	\$	327
Repairs & Maintenance	\$	117
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
TOTAL MONTHLY OPERATING EXPENSES	\$	971

NET OPERATING INCOME (NOI)	\$	2,812
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DEBT SERVICE

Purchase Price	\$	674,900
Downpayment	\$	168,725
Mortgage Amount	\$	506,175
Monthly Payment	\$	2,291

NET MONTHLY CASH FLOW	\$	521
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FINANCIAL ANALYSIS

ACQUISITION COSTS

Down Payment	\$	168,725
Initial Improvements	\$	-
Building Inspection	\$	500
Appraisal	\$	500
Land Transfer Tax	\$	9,973
Legal Fees	\$	1,800
TOTAL ACQUISITION COSTS	\$	181,498

ROI

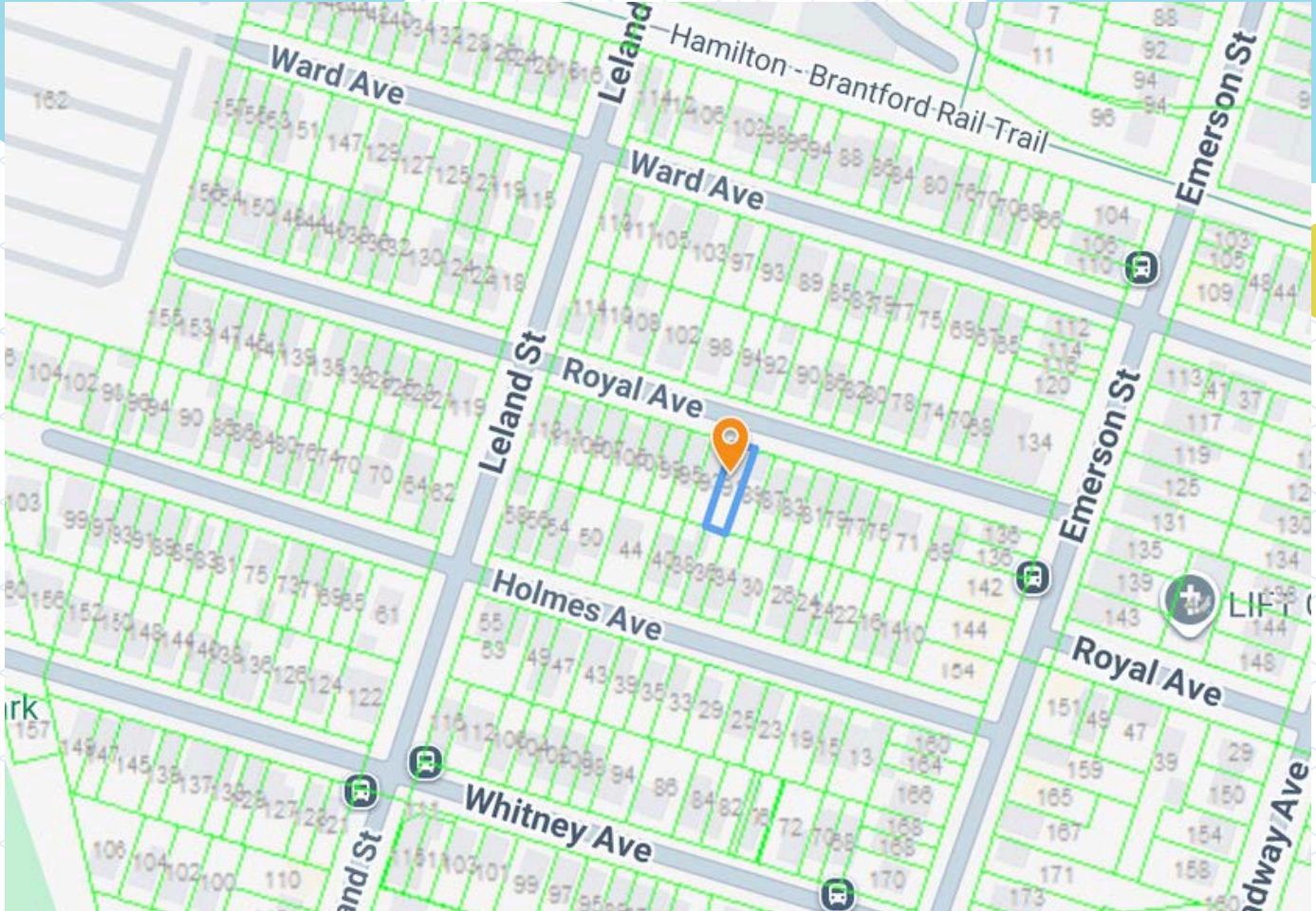
Cash Flow	3.45%
Principle Recapture	5.29%
Passive Appreciation	18.59%
Forced Appreciation	0.00%
TOTAL ROI	27.33%

SUMMARY

Cap Rate	5.00%
Cash-on-cash	3.45%
Break Even	86.23%
Payback Period (yrs)	29.0

Current Zoning: R1 Low Density Residential

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.



Parkdale ES

Designated Catchment School
 Grades PK to 5
 139 Parkdale Ave N

WH Ballard PS

Designated Catchment School
 Grades PK to 8
 801 Dunsmore Rd

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

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.



Mahony Park
 1655 Barton Street East

7 mins

Sir Winston Churchill Recreation Centre
 1715 Main St. East

8 mins

Andrew Warburton Memorial Park
 199 Tragina Avenue North

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 3 Playgrounds | 1 Community Centre |
| 2 Pools | 2 Splash Pads |
| 1 Arena | 1 Skateboard Park |
| 1 Rink | 1 Sports Court |
| 2 Tennis Courts | 1 Trail |
| 2 Basketball Courts | 1 Gym |
| 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 80 minute walk away.

Nearest Rail Transit Stop
 Hamilton GO Centre

Nearest Street Level Transit Stop
 Strathearne At Britannia

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 3.25km.

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

Fire Station
 125 Kenilworth Avenue North

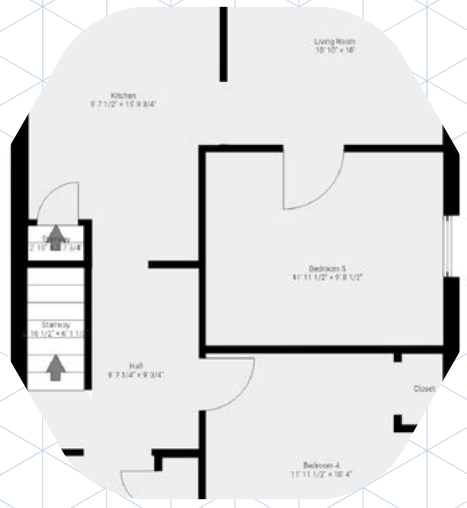
Police Station
 2825 King Street East

EXTRA ASSETS



VIRTUAL TOUR

VIDEO TOUR



PHOTOS & FLOOR PLANS