

An aerial photograph of a city street, likely in Pittsburgh, showing a mix of historic and modern architecture. A prominent red banner is overlaid on the upper portion of the image, containing the address and title. The background shows a street with cars, trees, and a hill in the distance.

33 Strathearne Ave.

PROPERTY PROSPECTUS

THE
HEDDLE GROUP
BUYING & SELLING WITH OUTSTANDING RESULTS

ROYAL LEPAGE
STATE REALTY
REAL ESTATE



ASKING PRICE: \$599,900

2 Units

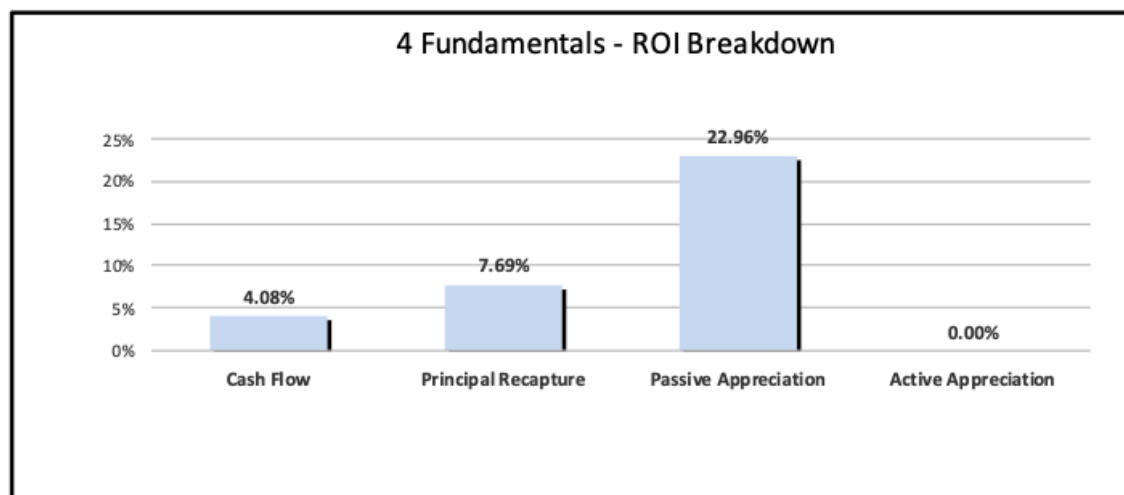
1,302 Sq.ft

Lot Size: 33.00 ft. X 110.41*ft.

KEY FEATURES

- 2 unit investment property
- Shared laundry on site
- Double wide private parking
- Fully tenanted
- Central location

Attention all investors! Turn key two unit investment property in the up and coming Homeside neighbourhood! Fully rented to A+ tenants! Both units above ground, making rentability a breeze! Main floor, 2BR unit pays \$1,800/mo all-inclusive, which includes access to basement recreation room for additional living space! Upper 2BR unit pays \$1,550 all-inclusive with access to exterior fire escape. Both units feature great size living space, full eat in kitchens, full bath and plenty of natural light! This property also has double wide private parking, large rear yard, shared laundry for both units to access and walking distance to all major amenities, great schools, parks, Red Hill Valley Parkway and more!! Roof (2018), Windows (2018). Add this property to your portfolio before it hits MLS!



Disclaimer: All information contained herein is for informational purposes only. Royal LePage State Realty, Brokerage; The Heddle Group 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.

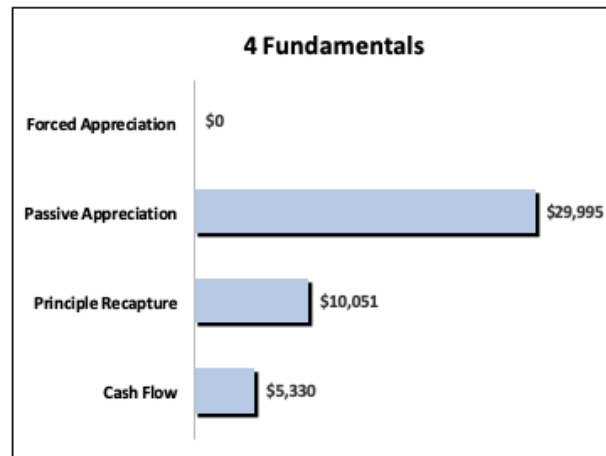
FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME		\$3,350
Vacancy Rate	3%	\$101
Other Inc		\$0
GROSS OPERATING INCOME (GOI)		\$3,250
MONTHLY OPERATING EXPENSES		
Taxes		\$219
Insurance		\$125
Utilities		\$342
Repairs & Maintenance	3%	\$101
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0
TOTAL MONTHLY OPERATING EXPENSES		\$787
NET OPERATING INCOME (NOI)		\$2,463
DEBT SERVICE		
Purchase Price		\$599,900
Downpayment	20%	\$119,980
Mortgage Amount		\$479,920
Monthly Payment	3.0%/30 yrs	\$2,019
NET MONTHLY CASH FLOW		\$444

FINANCIAL ANALYSIS CONTINUED...

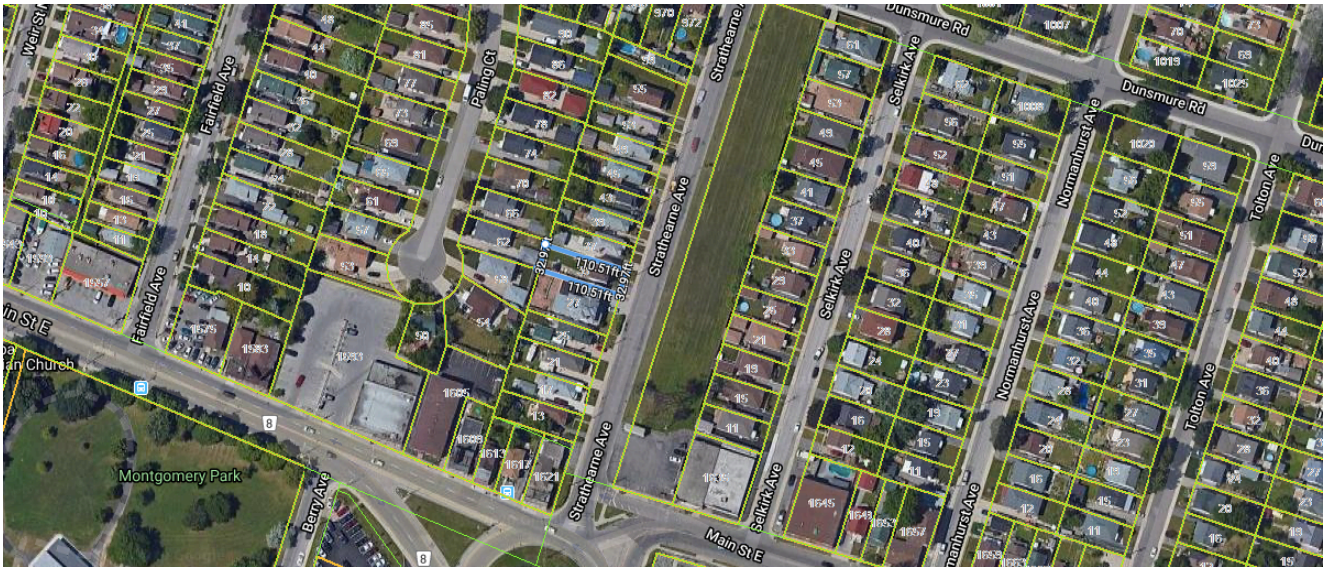
Unit #	# BR	Lease Expiry	Monthly Rent
1	2	Month to Month	\$ 1,800.00
2	2	Month to Month	\$ 1,550.00
TOTAL			\$ 3,350.00

ACQUISITION COSTS	
Down Payment	\$119,980
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$8,473
Legal Fees	\$1,800
TOTAL ACQUISITION COSTS	\$120,480



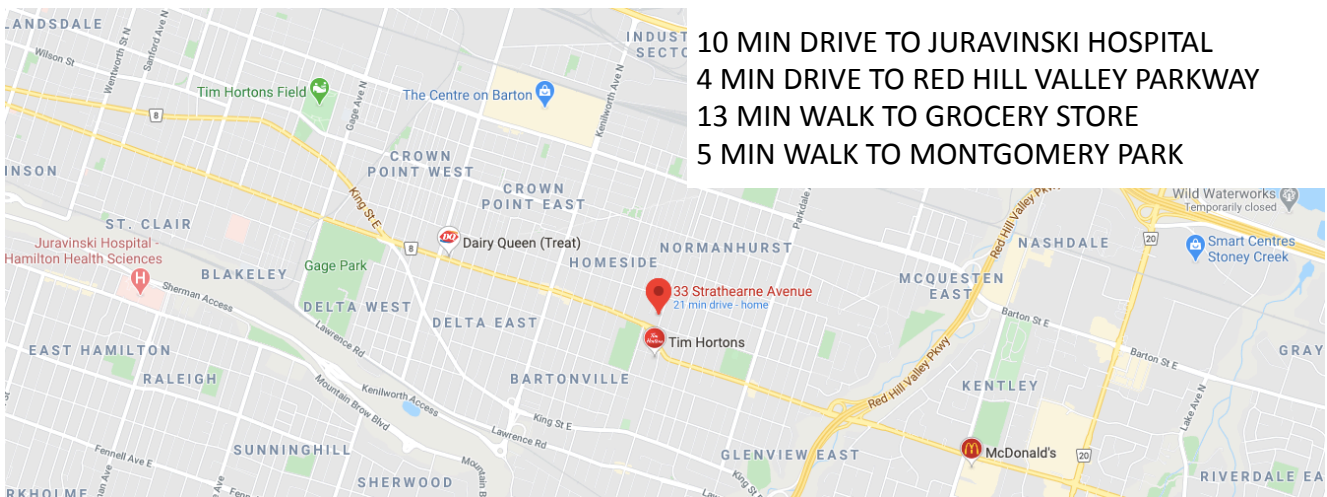
FINANCIAL HIGHLIGHTS		
CAP Rate	Acquisition Costs	Total ROI
4.93%	\$131,253.00	34.57%

ZONING



Permitted uses under current zoning:

- Single Family Dwellings
- 2 Family Dwellings
- Retirement Home
- Day Nursery
- Foster Home
- Tennis Court
- Playground
- Urban Farm
- Storage Garage



10 MIN DRIVE TO JURAVINSKI HOSPITAL
4 MIN DRIVE TO RED HILL VALLEY PARKWAY
13 MIN WALK TO GROCERY STORE
5 MIN WALK TO MONTGOMERY PARK

NEIGHBOURHOOD INFO

SCHOOLS

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



WH Ballard PS

Designated Catchment School
Grades PK to 8
801 Dunsmuir Rd

Sir Winston Churchill SS

Designated Catchment School
Grades 9 to 12
1715 Main St E

Other Local Schools

ÉE Pavillon de la jeunesse

Grades PK to 6
105 High St

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.



Montgomery Park

1570 Main Street East



Parkdale Park

20 Parkdale Avenue South



Sir Winston Churchill Recreation Centre

1715 Main St. East



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 2 Pools | 3 Playgrounds |
| 1 Wading Pool | 2 Tennis Courts |
| 4 Basketball Courts | 2 Splash Pads |
| 2 Ball Diamonds | 1 Rink |
| 1 Arena | 1 Community Centre |
| 1 Skateboard Park | 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 33 minute walk away.



Nearest Rail Transit Stop

Stoney Creek GO Bus



Nearest Street Level Transit Stop

Main At Strathearne



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 3.14km.



St Joseph's Healthcare - King Campus

2757 King St E



Fire Station

125 Kenilworth Avenue North



Police Station

2825 King Street East

CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station

HoodQ

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