

FOR SALE

3 WEBBER AVENUE

3 WEBBER AVE HAMILTON, ON L8N 1W4

PRICED AT \$1.650,000



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Rent Roll

05-01-2021

Suite Number	Suite Mix	Status	Monthly Rent	Annual Rent
1	1+ Den	Vacant	\$ 1,250.00	\$ 15,000.00
2	1 Bedroom	Month to Month	\$ 595.98	\$ 7,151.76
3	2 Bedroom	Month to Month	\$ 1,200.00	\$ 14,400.00
4	2 Bedroom	Vacant	\$ 1,500.00	\$ 18,000.00
5	2 Bedroom	Month to Month	\$ 1,150.00	\$ 13,800.00
6	2 Bedroom	Month to Month	\$ 1,000.00	\$ 12,000.00
7	2 Bedroom	Month to Month	\$ 1,150.00	\$ 13,800.00
8	2 Bedroom	Month to Month	\$ 549.32	\$ 6,591.84
Total			\$ 8,395.30	\$ 100,743.60

CASH FLOW STATEMENT

Property Address: 3 Webber Ave Hamilton, ON

Gross Income: Residential: Rental \$ 100,744

\$ 100,744

Less : Vacancy Rate - Residential 1.00% \$ (1,007)

EFFECTIVE GROSS INCOME \$ 99,736

Operating Expenses:

Taxes	17.8%	\$ 17,904
Insurance	3.0%	\$ 3,000
Heat	3.2%	\$ 3,248
Hydro	1.2%	\$ 1,203
Maintenance	3.1%	\$ 3,123
Sewer/water	6.5%	\$ 6,533

Total Operating Expenses \$ 35,010 34.8%

NET OPERATING INCOME \$ 64,726 64.2%

The data provided in this document represents estimated projections and should not be relied upon without independent verification.
The Real Estate Centre makes no representations or warranties on the accuracy of this document.









Jacob Campagnaro

SALES REPRESENTATIVE

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Our process starts with getting to know **YOU**; your goals and your expectations.

From there, we build out a plan based on those very goals and get to work, in making your plan a reality. The **REC Team** has everything you need to make informed decisions, including access to our very own “Network of Experts”.

Our network is an assembly of **PROFESSIONALS**, who excel in their field and have a solid reputation for always going the extra mile and having the utmost **INTEGRITY**.



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*Not intended to solicit those under contract with another Brokerage

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