

## Cash Positive Investment Property Report – July 11, 2016

For the past few years, Hamilton has been a place for individuals who can't afford the high property prices of Toronto. One can get more bang for their buck in Hamilton – more house, more space, etc. There are some draw backs in buying a property in Hamilton - lower property tax, only 1 land transfer tax, etc. Wait, these actually are great drawbacks. There have been numerous articles written on why Hamilton is a hot place to invest in (check out the links below). So this week, we focus on finding cash positive properties in Hamilton. Whether you are looking for a place to call home or an investment rental property, Hamilton is a great place to start.

Priority Pick	Property Address	Asking price	Estimated Annual Income	Estimated Monthly Cash Flow
1	132 Gage Ave S	\$599,900	\$43,200	\$417
2	157 Ray St N	\$374,000	\$28,800	\$223
3	461 King St E	\$375,000	\$36,000	\$651
4	1127 Main St E	\$329,900	\$36,000	\$815

Information for each location is attached. Happy investing.

*The information provided is believed to be accurate but is not guaranteed and should be independently verified. The listing agent should be contacted in order to obtain the complete information on each property.*

Check out this quick video to find out the technique used to find these properties.

<https://www.youtube.com/watch?v=vvuwYamZq3w>

Check out these links to find out Why Hamilton is a hot place to invest in:

<http://www.thespec.com/shopping-story/4429446-why-buying-a-new-home-in-the-hamilton-area-is-a-great-investment/>

<http://www.investinhamilton.ca/hamilton-reigns-as-top-place-to-invest/>

<http://www.moneysense.ca/spend/real-estate/best-deals-in-real-estate-2016-canadas-top-cities-to-buy-in/>





132 GAGE Avenue South , HAMILTON, Ontario L8M3E1

\$599,900

MLS® Number: H3184737



#### Property Type

Multi-family

#### Building Type

Multi-Family

#### Land Size

29.5 X 123

#### Age Of Building

over 50 years

#### Parking Type

Detached garage, Garage

## Description

Updated Electrical: 200 Amp service, 3 electric meters, 3 electrical panels, copper wiring, new fixtures, electrical safety authority permits avail, knob & tube removed! Updated Plumbing: New toilets, sinks & bathtub/showers. 3 modern kitchens: complete w/fridge, stove, dishwashers, granite counter tops, tile, taps & fixtures! Updated windows & doors. New interior doors, hinges, & door handles. Updated roof including plywood, ice/water shield, shingles and roof vents. Three separate entrances with fire rated doors. Gas fireplace on main floor. 2 new gas furnaces. 2 new central air conditioners. All new wiring & lines for heating and cooling. Parking (2 in front and one at the rear). Detached garage w/automatic garage door opener. Private fenced backyard. Brick construction. Main floor & 2nd floor private porches. Directly across from Gage Park. Close to amenities, transit & Tim Horton's Field. Great for owner occupied and/or tenant or combination. One of a kind unique property. Move in ready and enjoy! RSA

## Location Description

MAIN ST E & GAGE AVE S

## Details

#### Community Features

Bus Route

#### Parking Type

Detached garage, Garage

#### Structures

Playground

#### Total Units

3

#### Utility Type

Cable - Available

## Building

#### Basement Type

Full (Finished)

#### Bathrooms (Partial)

0

#### Bathrooms (Total)

3

#### Building Amenities

Laundry Facility

#### Cooling

Central air conditioning

#### Fire Protection

Smoke Detectors

#### Flooring

Hardwood

#### Heating Fuel

Natural gas

#### Heating Type

Forced air

#### Utility Sewer

Sanitary sewer

#### Water

Municipal water

## Rooms

Level	Type	Dimensions
Second level	Kitchen	10 ft x 7 ft
	Living room	13 ft x 12 ft
	Bedroom	11 ft x 10 ft
	Bedroom	14 ft x 9 ft ,5 in
	4pc Bathroom	Measurements not available
Basement	Kitchen	8 ft x 7 ft
	Living room/Dining room	17 ft x 11 ft
	Eat in kitchen	4 ft x 4 ft
	Bedroom	71 ft x 9 ft
	Bedroom	18 ft x 10 ft
	Utility room	7 ft x 6 ft
	3pc Bathroom	Measurements not available
Main level	Kitchen	11 ft x 8 ft
	Living room/Fireplace	18 ft x 12 ft
	Dining room	10 ft x 9 ft
	Bedroom	14 ft x 8 ft
	Bedroom	9 ft x 9 ft
	4pc Bathroom	Measurements not available

## Land

**Fencing**  
Fenced yard

## Notes



SHARE THIS LISTING:



**Mark Woehrle**  
Broker

### **RE/MAX Escarpment Realty Brokerage**

Brokerage, Independently Owned and Operated

#101-325 Winterberry Drive  
Stoney Creek, ON L8J0B6

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Fax: 905-573-1189



Trusted listings from REALTOR® Agents

Data provided by: [REALTORS® Association of Hamilton-Burlington](#) 505 York Boulevard , Hamilton, Ontario L8R 3K4

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157 RAY Street North , HAMILTON, Ontario L8R2Y3

\$374,000  
MLS® Number: H3184401



**Property Type**  
Multi-family

**Building Type**  
Multi-Family

**Land Size**  
21.34 X 87

**Age Of Building**  
Age is unknown

Description

Excellent area. Close to downtown, GO Station & waterfront. First floor 2 bdrm \$900.00 all in, 2nd floor 2 bdrm can be vacant \$1,000 all in. Basement 1 bdrm \$500.00. 2nd floor newly renovated, newer kitchen, bath and flooring. No room sizes due to tenants. Form 801.

Details

**Rental Equipment**  
Water Heater

**Total Units**  
3

Building

**Basement Type**  
Full (Finished)

**Bathrooms (Partial)**  
0

**Bathrooms (Total)**  
3

**Fire Protection**  
Smoke Detectors

**Heating Fuel**  
Natural gas

**Heating Type**  
Forced air

**Rental Equipment**  
Water Heater

**Utility Sewer**  
Sanitary sewer

**Water**  
Municipal water

Rooms

Level	Type	Dimensions
Second level	Living room	Measurements not available
	Kitchen	Measurements not available
	Bedroom	Measurements not available
	Bedroom	Measurements not available
	Dining room	Measurements not available
Basement	Kitchen	Measurements not available
	4pc Bathroom	Measurements not available
	Bedroom	Measurements not available
	Living room	Measurements not available
	Living room	Measurements not available
Main level	Living room	Measurements not available
	Bedroom	Measurements not available
	Bedroom	Measurements not available
	Kitchen	Measurements not available
	4pc Bathroom	Measurements not available

## Notes



**SHARE THIS LISTING:**

Nigel Garcia

Salesperson

**Coldwell Banker Community Professionals,**  
**Brokerage**

Brokerage, Independently Owned and Operated

318 Dundurn Street South

Hamilton, ON L8P4L6

📞 905-522-1110

Fax: 905-522-1467

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[< Back](#)



461 KING Street East , HAMILTON, Ontario L8N1C7

\$375,000  
MLS® Number: H3186008

4

<b>Property Type</b> Multi-family	<b>Building Type</b> Multi-Family	<b>Land Size</b> 17.33 x 133.75
<b>Age Of Building</b> over 50 years	<b>Parking Type</b> Gravel	

### Description

Legal triplex with 2x2 bedrm units, 1 x storefront and extra 1x1 bed basement unit. On busy King St. E locale and coming L.R.T. route near downtown and all amenities. Ideal for investor/owner operator. Possible approx gross income o f 40k/year. Call L.B. for more details.

### Details

<b>Community Features</b> Bus Route	<b>Parking Type</b> Gravel	<b>Total Units</b> 4
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### Building

<b>Basement Type</b> Full (Finished)	<b>Bathrooms (Partial)</b> 1	<b>Bathrooms (Total)</b> 4
<b>Fire Protection</b> Smoke Detectors	<b>Heating Fuel</b> Electric, Natural gas	<b>Heating Type</b> Baseboard heaters, Forced air
<b>Storage</b> Storage	<b>Utility Sewer</b> Sanitary sewer	<b>Water</b> Municipal water

## Notes



SHARE THIS LISTING:



**John Goritsas**

Salesperson

**Ambitious Realty Advisors Inc., Brokerage**

#402-180 James Street S.

Hamilton, ON L8P4V1

☎ 905-538-6541

Fax: 905-296-5017



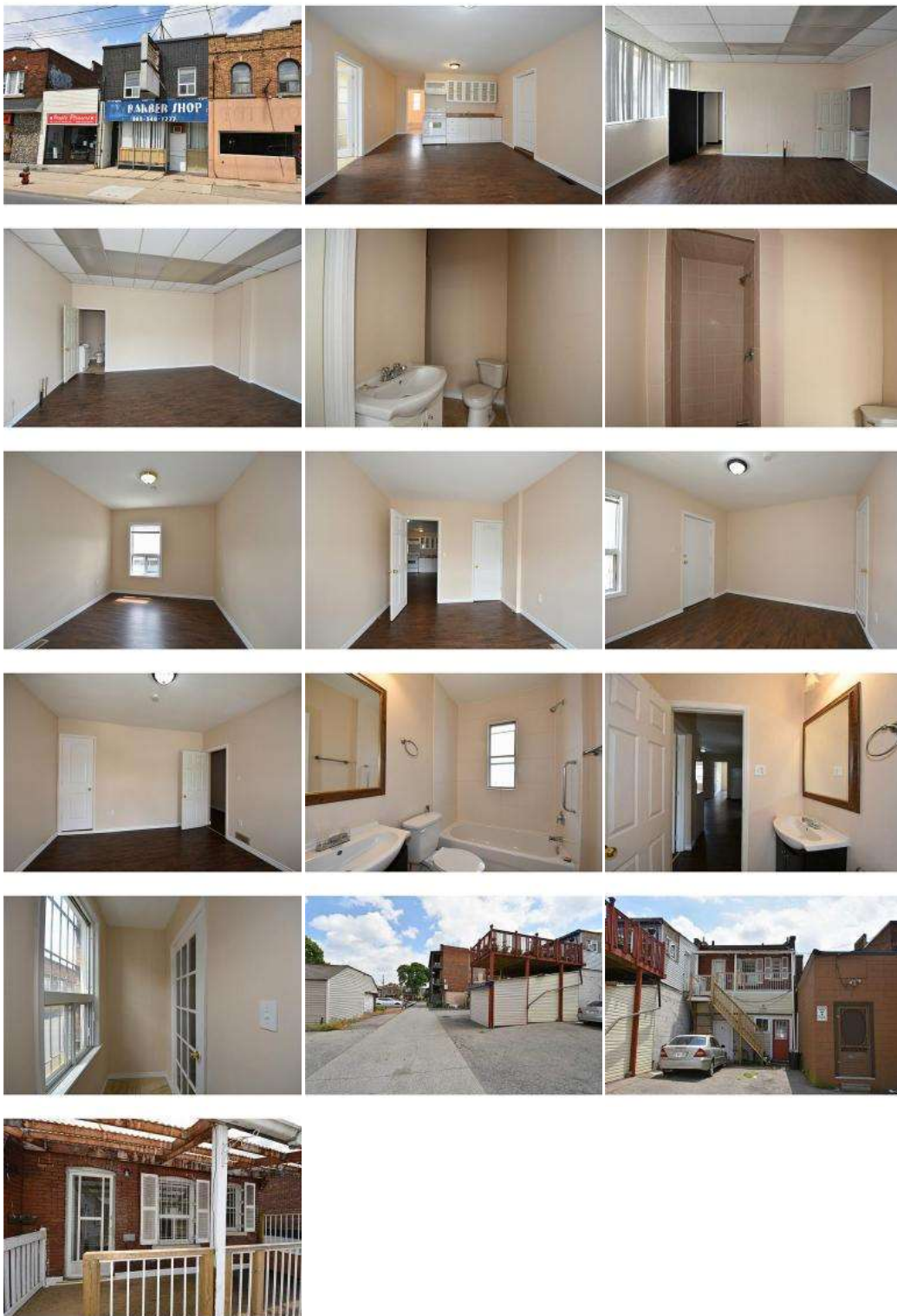
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1127 MAIN Street East, HAMILTON, Ontario L8M1P2

\$329,900

MLS® Number: H3183724



**Property Type**

Multi-family

**Building Type**

Row / Townhouse

**Land Size**

21.04 X 101.35

**Age Of Building**

Age is unknown

**Parking Type**

Rear

## Description

Excellent Investment in Ideal location. Across from Gage Park, Steps from Ottawa St Shopping. Zoned for Commercial & Residential. Building suitable for 3 residential units or 2 residential with Retail/Office with excellent exposure fronting on Main St. Existing Signage. 2 of 3 residential spaces are Newly Renovated. Unrenovated unit

rented to good tenant who also rents basement for storage. Basement was previously apt. Rear double drive parking.

## Location Description

MAIN ST E/GAGE AV S

## Details

Parking Type	Rental Equipment	Total Units
Rear	Water Heater	3

## Building

Basement Type	Bathrooms (Partial)	Bathrooms (Total)
Full (Finished)	0	4
Fire Protection	Heating Fuel	Heating Type
Smoke Detectors	Natural gas	Forced air
Rental Equipment	Water	
Water Heater	Municipal water	

## Rooms

Level	Type	Dimensions
Second level	Living room	14 ft x 11 ft
	Kitchen	10 ft x 7 ft
	Bedroom	12 ft x 10 ft
	Bedroom	10 ft ,2 in x 10 ft
	Bedroom	10 ft ,10 in x 10 ft
	4pc Bathroom	Measurements not available
Basement	Living room	18 ft x 12 ft
	Kitchen	10 ft x 6 ft
	3pc Bathroom	Measurements not available
Main level	Eat in kitchen	18 ft x 10 ft
	Living room	18 ft x 12 ft
	3pc Bathroom	Measurements not available
	Living room	18 ft ,2 in x 18 ft
	3pc Bathroom	Measurements not available

## Notes



SHARE THIS LISTING:

**Mary L. Hamilton**

Salesperson

**RE/MAX Escarpment Realty Inc., Brokerage**

Brokerage, Independently Owned and Operated

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