



113 WENTWORTH ST. S. HAMILTON

\$799,900
TURN-KEY 4PLEX



AG: 1,967 sq. ft.
BG: 635 sq. ft.
TOTAL: 2,603 sq. ft.

FEATURES

- Fully tenanted: 3x 2BR & 1x 1BR units
- Separate hydro meters + 2 furnaces + 4 HWH + on-site parking
- 400m to future Hamilton LRT stop
- Prime central location with long-term growth potential

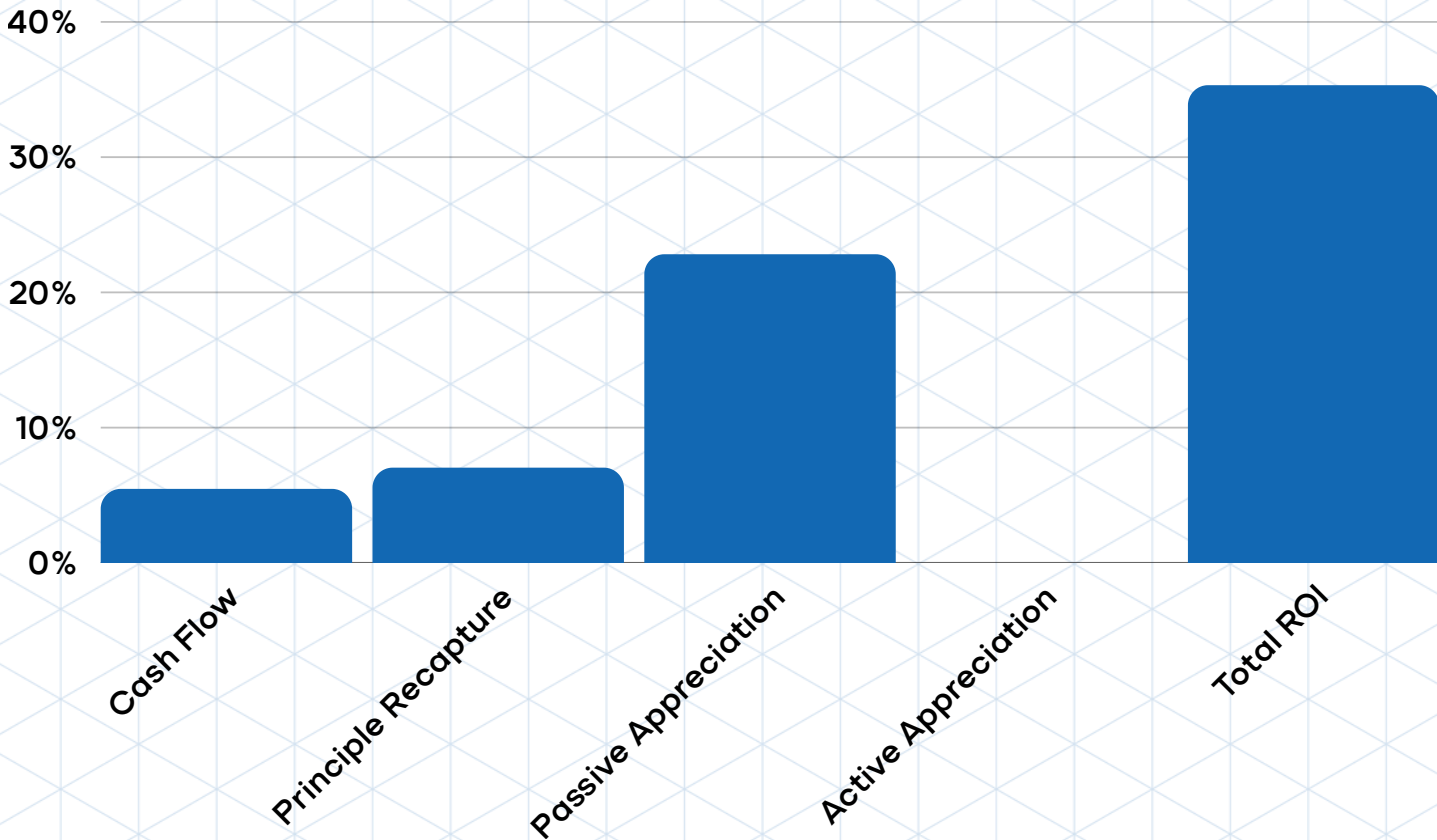


DESCRIPTION

Look no further! This turn-key 4plex investment opportunity in a prime central Hamilton location makes an ideal property for investors seeking strong cash flow! 113 Wentworth St. S. features 4 fully tenanted units, including 3 spacious 2-bedroom suites and 1x 1-bedroom unit, providing a strong and diversified rental income stream. This well-maintained property provides separate hydro meters for each unit, two furnaces, and on-site parking for added tenant convenience and maximum rentability. Ideally situated just 400 metres from a future Hamilton LRT stop and 2km to St. Joes Hospital, this property is perfectly positioned to benefit from ongoing neighbourhood growth and infrastructure investment. An excellent addition to any investment portfolio, offering strong cash flow today with long-term upside in one of Hamilton's rapidly evolving urban corridors.

ROI BREAKDOWN LEASES

- All 4 Units Tenanted: Currently paying \$5,148/month combined



FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME

Vacancy Rate	3%	\$5,148
Other Inc:		\$154
		\$0

GROSS OPERATING INCOME (GOI) **\$4,993**

MONTHLY OPERATING EXPENSES

Taxes		\$422
Insurance		\$344
Utilities		\$410
Repairs & Maintenance	3%	\$154
Property Management	0%	\$0
Condo Fees		\$0
Other:		\$0
Other:		\$0

TOTAL MONTHLY OPERATING EXPENSES **\$1,331**

NET OPERATING INCOME (NOI) **\$3,663**

DEBT SERVICE

Purchase Price		\$799,900
Downpayment	20%	\$159,980
Mortgage Amount		\$639,920
Monthly Payment	3.50% 30 yrs.	\$2,865

NET MONTHLY CASH FLOW **\$798**

ACQUISITION COSTS

Down Payment	\$159,980
Initial Improvements	\$0
Building Inspection	\$500
Appraisal	\$500
Land Transfer Tax	\$12,473
Legal Fees	\$1,800
TOTAL ACQUISITION COSTS	\$175,253

ROI

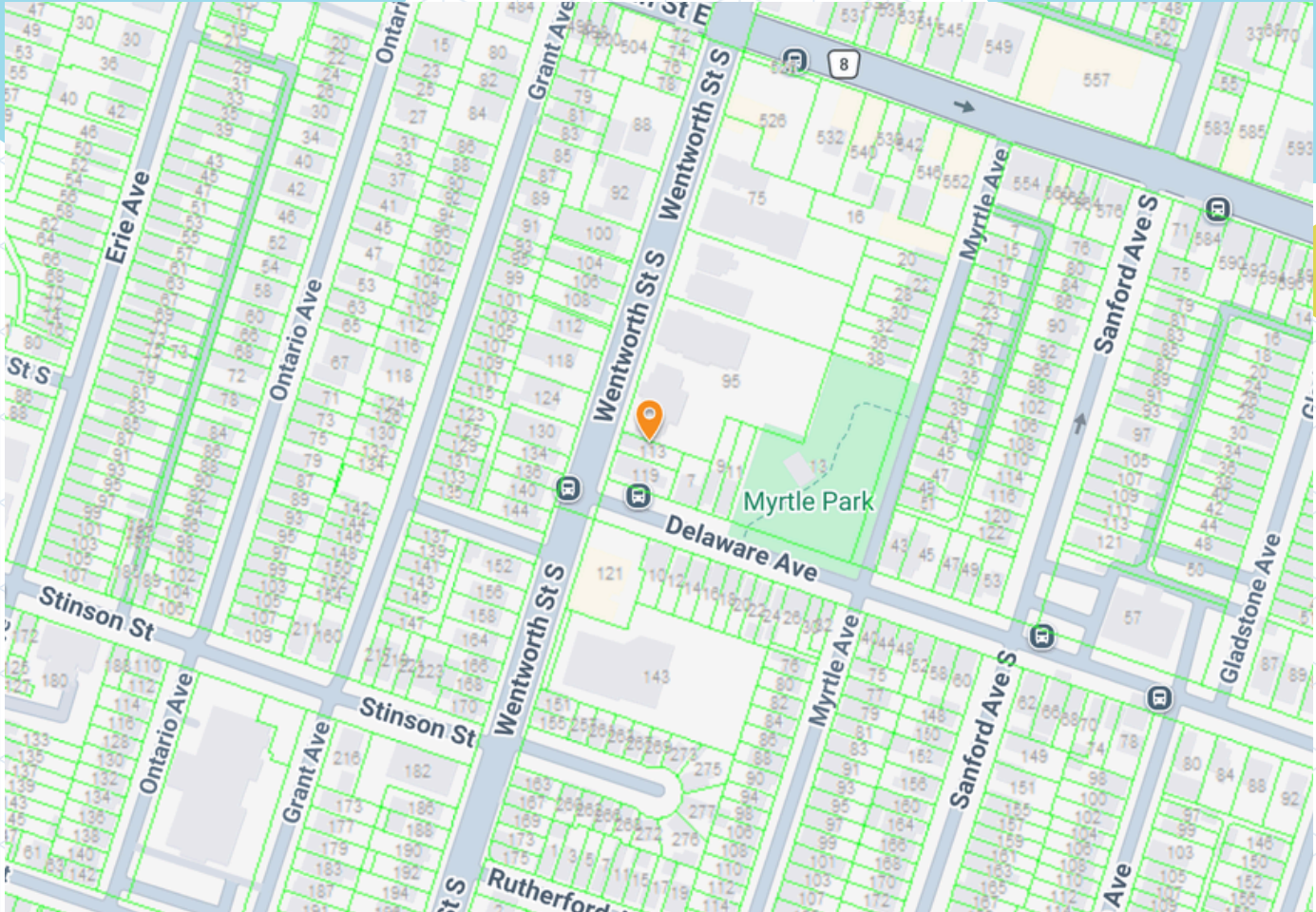
Cash Flow		5.47%
Principle Recapture		7.04%
Passive Appreciation	@5%	22.82%
Forced Appreciation		0.00%
TOTAL ROI		35.32%

SUMMARY

Cap Rate	5.49%
Cash-on-cash	5.47%
Break Even	84.01%
Payback Period (yrs)	18.3

Current Zoning: R4a Mid Rise Residential - Large Scale

ZONING



PERMITTED USES

- Multiple Dwelling
- Multiple Dwelling Townhouse
- Lodging House
- Residential Care Facility
- Retirement Home
- Child Care Centre
- Medical Clinic
- Office
- Retail

SCHOOLS

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



Nearby Schools

Queen Victoria PS

Designated Catchment School
Grades PK to 8
166 Forest Ave

Bernie Custis SS

Designated Catchment School
Grades 9 to 12
1055 King St E

LookDeeper

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 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Myrtle Park

13 Delaware Avenue



1 min

Lifesavers Park

100 Cumberland Avenue



5 mins

Stinson Street Parkette

200 Stinson Street



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 2 Splash Pads
2 Basketball Courts 1 Sports Court
2 Ball Diamonds 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 1.6 km away, and the nearest street transit stop is a minute walk away.



Nearest Rail Transit Stop

Hamilton GO Centre



Nearest Street Level Transit Stop

Delaware At Wentworth


<1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 1km.



Hamilton Health Sciences - The Juravinski Hospital

711 Concession St



Fire Station

246 Wentworth Street North



Police Station

155 King William St

EXTRA ASSETS



VIRTUAL TOUR

VIDEO TOUR



PHOTOS & FLOOR PLANS