584 EAST 27TH ST.
PROPERTY PROSPECTUS
HEDDLE REAL ESTATE

987 RYMAL RD. E. , HAMILTON
P. 905-574-7441
E. INVESTING@HEDDLEREALESTATE.CA
WWW.HEDDLEREALESTATE.CA





584 EAST 27TH ST.
HAMILTON
$769,900
Investment Property | 2 Units

3+1 | 2 | 3 | 863 Sq.ft.



FEATURES

- Brick exterior
- 3BR Upper Unit
- 1BR In-Law Suite
- Modern finishes
- Parking spaces for 3 cars
- Shared laundry in basement
- Prime Hamilton Mountain location

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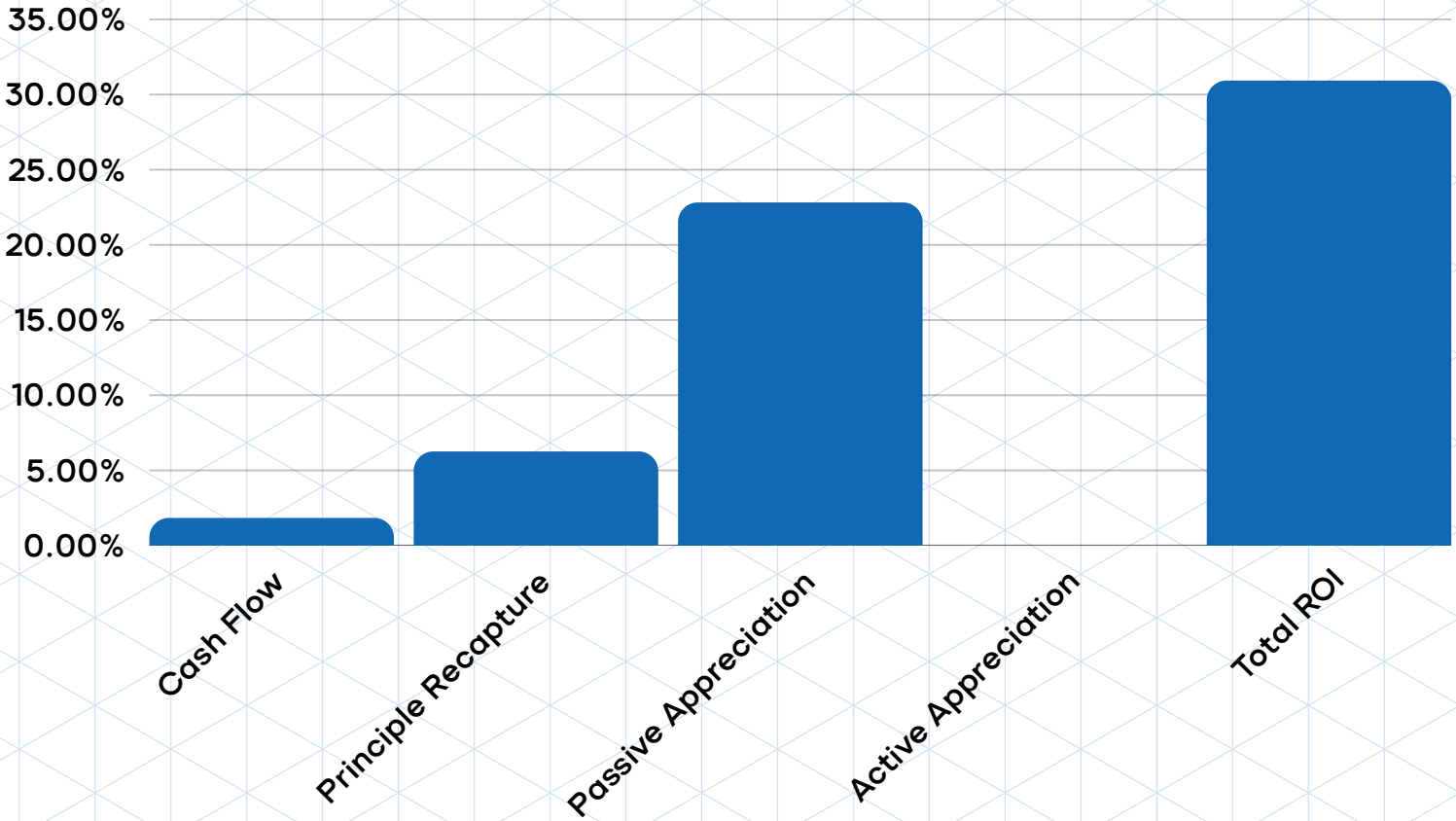
DESCRIPTION

This exceptional 3 + 1 bedroom brick home with in law suite offers so many features designed to enchant and provide practical living solutions! Upon stepping into this charming home, you'll be greeted by a warm and inviting atmosphere with open concept layout. The large living room window bathes the space in natural light overlooking the beautiful, modern eat in kitchen equipped with all the stainless-steel appliances, white shaker style cabinetry, and stunning tile backsplash. The fully functional 1bedroom in-law suite located on the lower level, complete with a separate side entrance, presents an income-generating prospect or a private area for extended family. With pot lights throughout, luxury vinyl flooring and a beautiful white modern kitchen, this space offers both comfort and functionality. Outside, you will find the fully fenced rear yard presents a haven for both leisure and entertaining, promising privacy and peace of mind with no rear neighbours! Poised on a beautiful deep lot, this home enjoys convenient access to Limeridge mall, public transportation, schools, parks & more!

LEASES

- 3-Bedroom Unit: Tenanted - forecasted rent at $2,300
- 1-Bedroom Unit: Vacant - forecasted rent at $1,650

ROI BREAKDOWN



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FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME	$	3,950
Vacancy Rate	$	119
Other Inc:	$	-
GROSS OPERATING INCOME (GOI)	$	3,832
MONTHLY OPERATING EXPENSES		
Taxes	$	292
Insurance	$	167
Utilities	$	-
Repairs & Maintenance	$	119
Property Management	$	-
Condo Fees	$	-
Other:	$	-
Other:	$	-
TOTAL MONTHLY OPERATING EXPENSES	$	577
NET OPERATING INCOME (NOI)	$	3,254
DEBT SERVICE		
Purchase Price	$	769,900
Downpayment	$	153,980
Mortgage Amount	$	615,920
Monthly Payment	$	2,995
NET MONTHLY CASH FLOW	$	259

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FINANCIAL ANALYSIS

ACQUISITION COSTS

Down Payment	$ 153,980
Initial Improvements	$ -
Building Inspection	$ 500
Appraisal	$ 500
Land Transfer Tax	$ 11,873
Legal Fees	$ 1,800
TOTAL ACQUISITION COSTS	$ 168,653

ROI

Cash Flow	1.84%
Principle Recapture	6.26%
Passive Appreciation	22.82%
Forced Appreciation	0.00%
TOTAL ROI	30.93%

SUMMARY

Cap Rate	5.07%
Cash-on-cash	1.84%
Break Even	93.24%
Payback Period (yrs)	54.3

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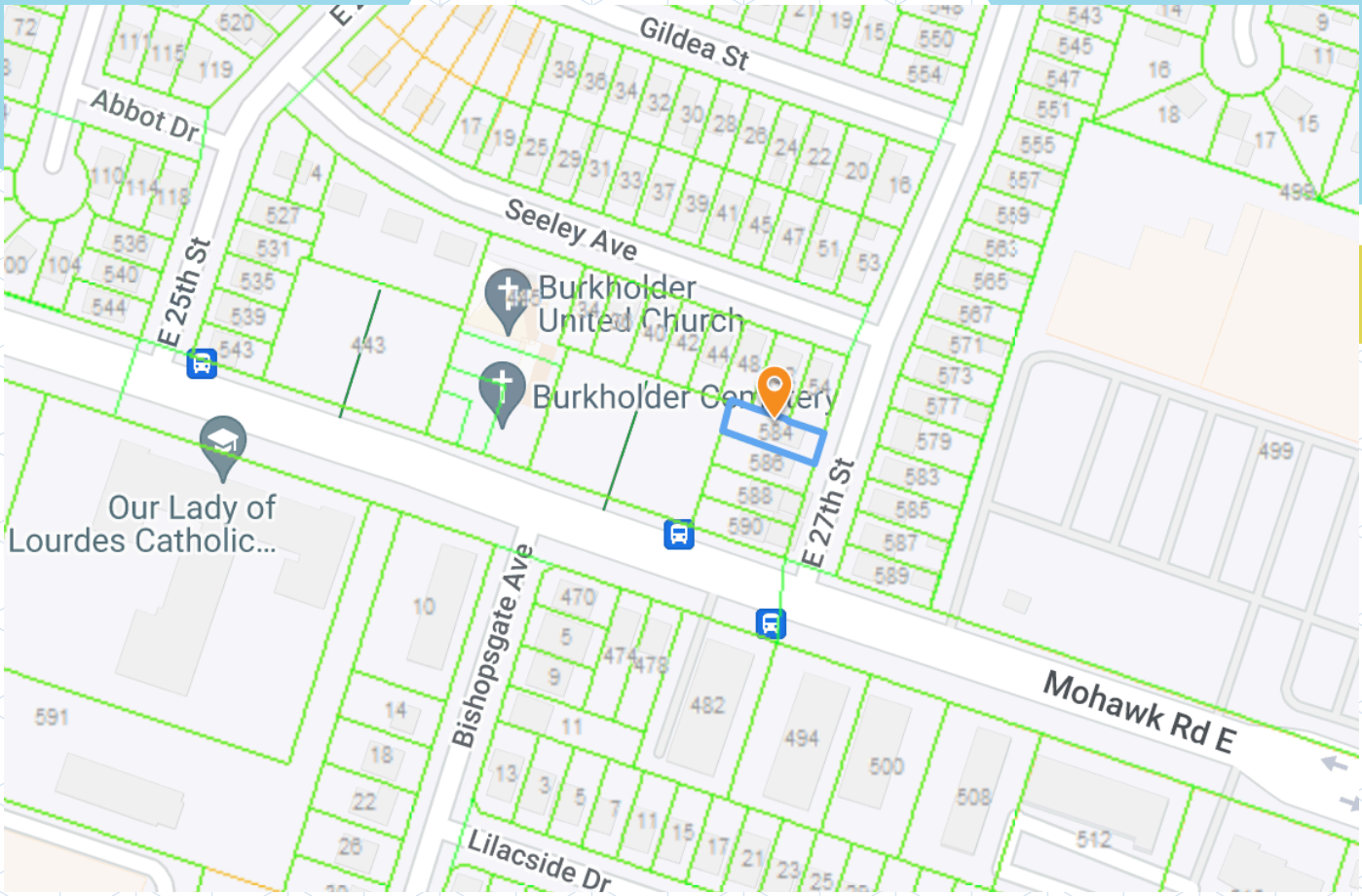
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Current Zoning: C - Urban Protected Residential

ZONING



PERMITTED USES

- Single Family Dwellings
- Accessory Dwelling Units
- Foster home
- Residential Care Facility
- Retirement Home
- Day Nursery
- Community Garden

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NEIGHBOURHOOD INFO

SCHOOLS

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



Franklin Road ES
Designated Catchment School
Grades PK to 8
500 Franklin Rd

Norwood Park ES
Designated Catchment School
Grades 1 to 8
165 Terrace Dr

ÉÉ Pavillon de la jeunesse
Designated Catchment School
Grades PK to 6
105 High St

Sherwood SS
Designated Catchment School
Grades 9 to 12
25 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.



Burkholder Park
478 East 25th Street
5 mins

Thorner Park
100 Deerborn Drive
9 mins

Macassa Park
701 Upper Sherman Avenue
8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Basketball Court
- 10 Sports Fields
- 1 Splash Pad
- 1 Trail

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 48 minute walk away.

Nearest Rail Transit Stop
Hamilton GO Centre

Nearest Street Level Transit Stop
Mohawk At East 27th
1 min

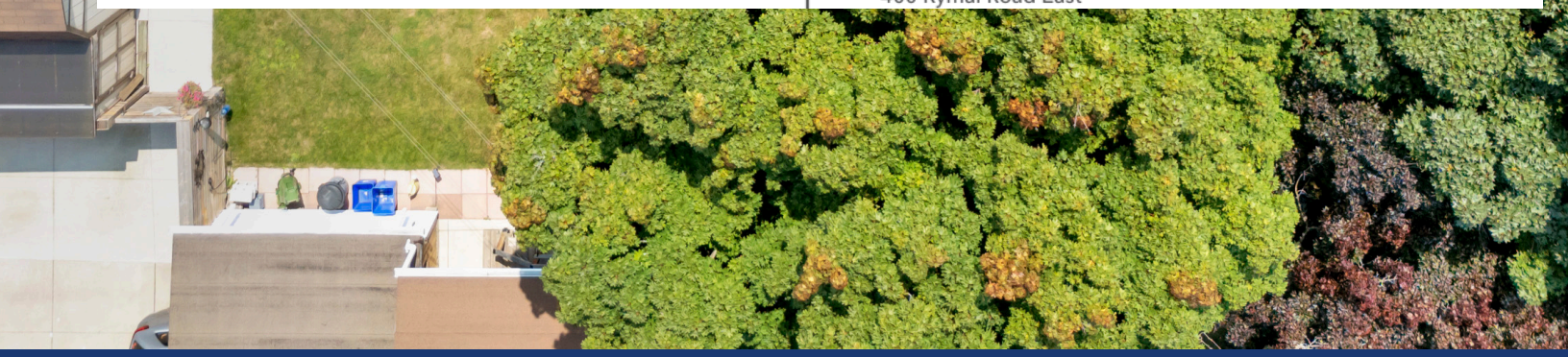
SAFETY

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 3.29km.

Hamilton Health Sciences - The Juravinski Hospital
711 Concession St

Fire Station
729 Upper Sherman Avenue

Police Station
400 Rymal Road East



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