



# 869 GARTH ST. HAMILTON

**\$899,900**

Legal Duplex



## FEATURES

- Newly legalized detached duplex
- 3BR main level unit + 3BR lower level unit
- Vacant - set your own rents!
- Private corner lot with garden suite potential
- High end finishes throughout
- Attached garage and private drive

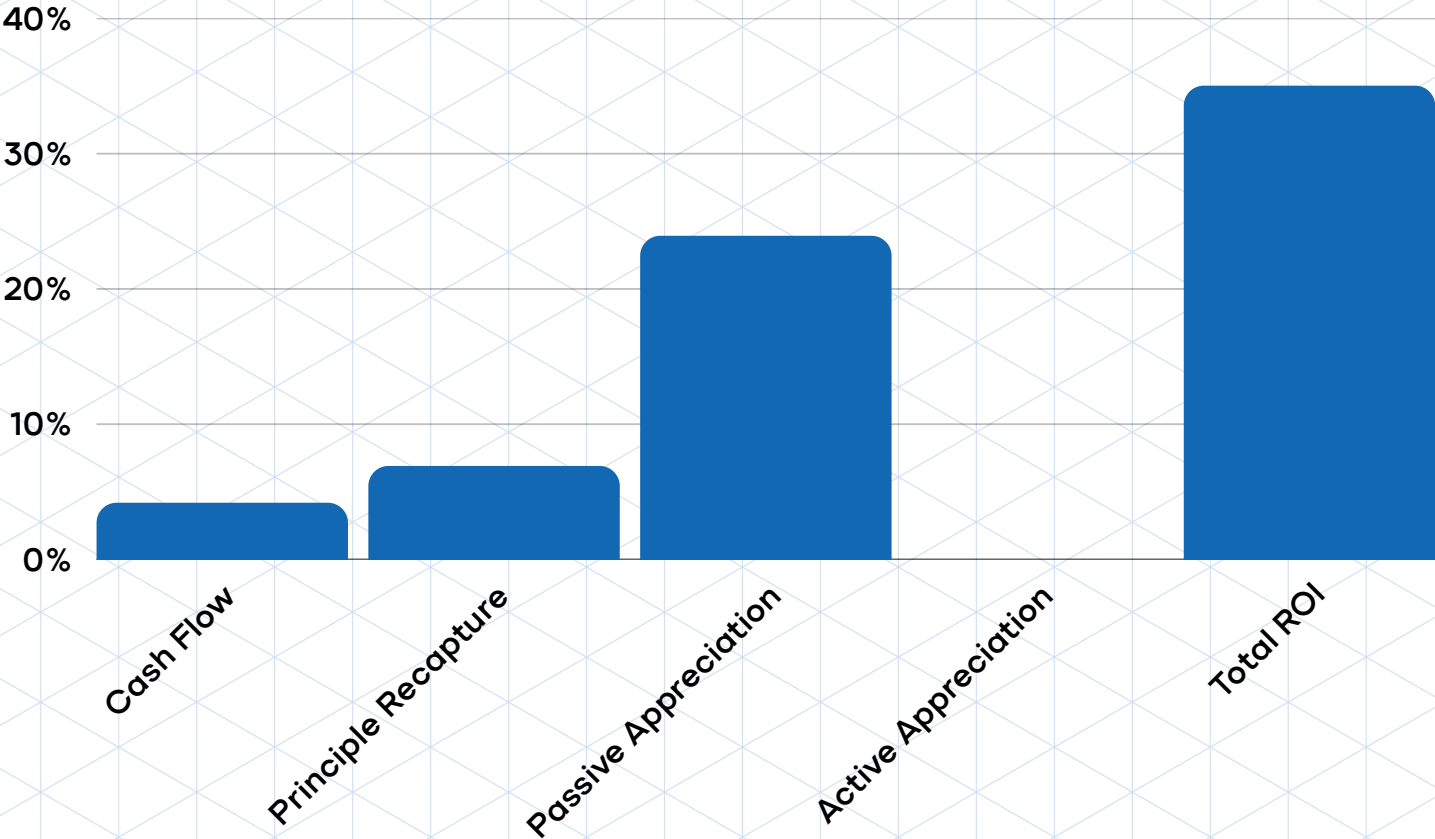
DESCRIPTION

This West Hamilton mountain bungalow with over 2,000sq.ft. of finished living space will wow you! This legal 3+3BR duplex stands out with its high-end finishes and all systems updated allowing for virtually no maintenance for years to come. This home is completely redone including new roof(2024), eavestroughs/downspouts(2025), exterior doors(2025), windows(2024), deck and privacy panel(2024), copper water supply line(2024) and all interior plumbing including sewer and backflow water valves(2025), basement waterproofing & sump pump(2024). Newer furnace/AC(2021) and brand-new tankless water heater(2024). Interior finishes include top of the line wide luxury vinyl plank flooring throughout, newly framed open concept living spaces (with proper permits), stunning white oak kitchen on main level, timeless elegance in downstairs kitchen, both complete with quartz countertops, full backsplashes and separate laundry facilities. The private corner lot cannot be better suited for adding additional income through the building of a detached garden suite (ADU). This home is walking distance to Hillfield Strathallan, Mohawk College, St. Joe's Hospital west 5<sup>th</sup> campus, parks, trails and schools!

LEASES

- 3-Bedroom Unit: Projected market rents @ \$2,475 + all utilities
- 3-Bedroom Unit: Projected market rents @ \$2,400 + all utilities

ROI BREAKDOWN





FINANCIAL ANALYSIS

|                                     |    |              |
|-------------------------------------|----|--------------|
| <b>MONTHLY GROSS RENTAL INCOME</b>  | \$ | 4,875        |
| Vacancy Rate                        | \$ | 146          |
| Other Inc:                          | \$ | -            |
| <b>GROSS OPERATING INCOME (GOI)</b> | \$ | <b>4,729</b> |

**MONTHLY OPERATING EXPENSES**

|                                         |    |            |
|-----------------------------------------|----|------------|
| Taxes                                   | \$ | 381        |
| Insurance                               | \$ | 167        |
| Utilities                               | \$ | -          |
| Repairs & Maintenance                   | \$ | 146        |
| Property Management                     | \$ | -          |
| Condo Fees                              | \$ | -          |
| Other: Lawn/Snow                        | \$ | -          |
| Other:                                  | \$ | -          |
| <b>TOTAL MONTHLY OPERATING EXPENSES</b> | \$ | <b>694</b> |

|                                   |    |              |
|-----------------------------------|----|--------------|
| <b>NET OPERATING INCOME (NOI)</b> | \$ | <b>4,035</b> |
|-----------------------------------|----|--------------|

**DEBT SERVICE**

|                 |    |         |
|-----------------|----|---------|
| Purchase Price  | \$ | 899,900 |
| Downpayment     | \$ | 179,980 |
| Mortgage Amount | \$ | 719,920 |
| Monthly Payment | \$ | 3,379   |

|                              |    |            |
|------------------------------|----|------------|
| <b>NET MONTHLY CASH FLOW</b> | \$ | <b>656</b> |
|------------------------------|----|------------|

FINANCIAL ANALYSIS

## ACQUISITION COSTS

|                                |           |                |
|--------------------------------|-----------|----------------|
| Down Payment                   | \$        | 179,980        |
| Initial Improvements           | \$        | -              |
| Building Inspection            | \$        | 500            |
| Appraisal                      | \$        | 500            |
| Land Transfer Tax              | \$        | 5,250          |
| Legal Fees                     | \$        | 1,800          |
| <b>TOTAL ACQUISITION COSTS</b> | <b>\$</b> | <b>188,030</b> |

## ROI

|                      |               |
|----------------------|---------------|
| Cash Flow            | 4.19%         |
| Principle Recapture  | 6.91%         |
| Passive Appreciation | 23.93%        |
| Forced Appreciation  | 0.00%         |
| <b>TOTAL ROI</b>     | <b>35.03%</b> |

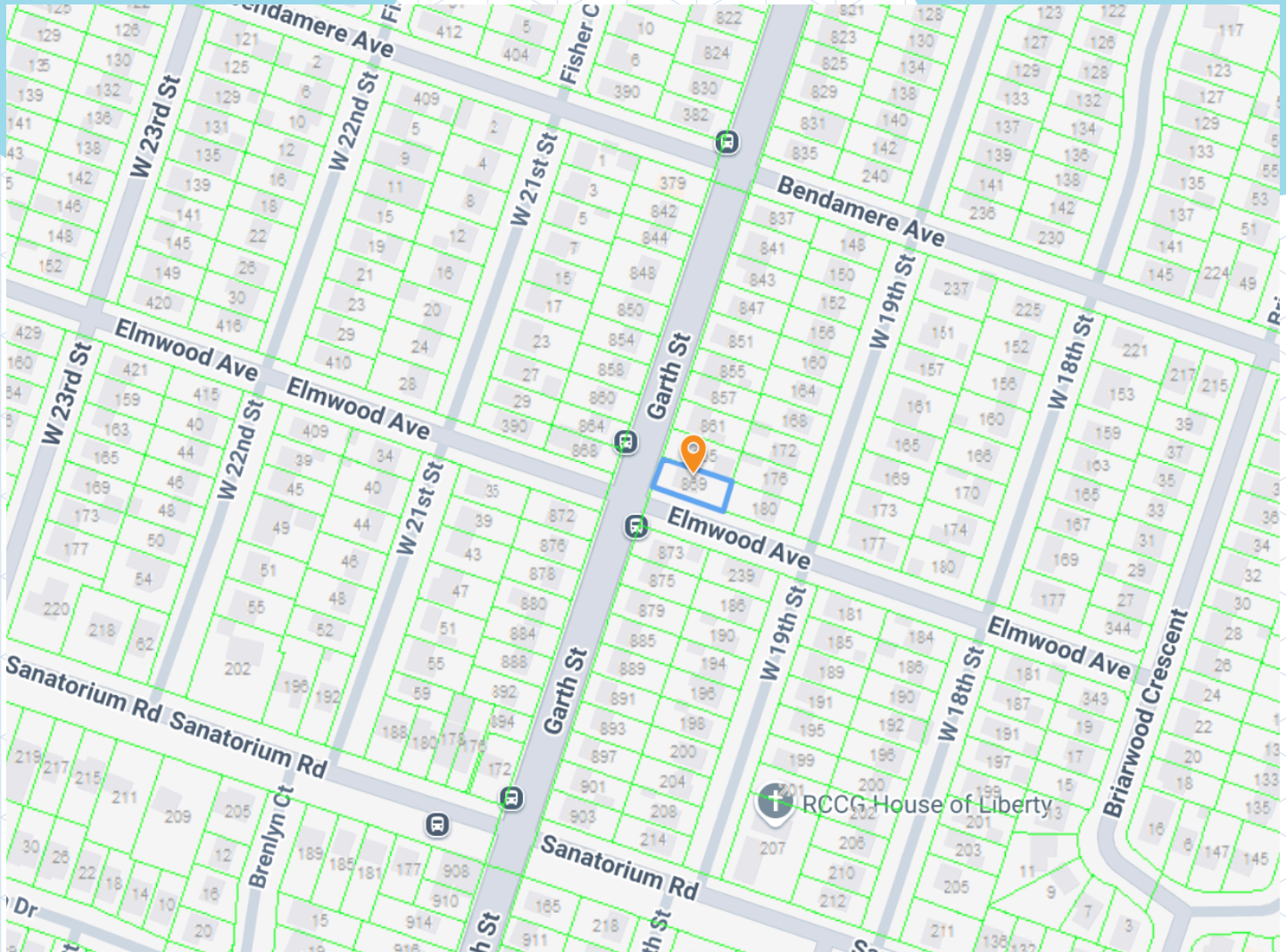
## SUMMARY

|                      |        |
|----------------------|--------|
| Cap Rate             | 5.38%  |
| Cash-on-cash         | 4.19%  |
| Break Even           | 86.12% |
| Payback Period (yrs) | 23.9   |



## Current Zoning: "R1" Low Density Residential

### ZONING



### PERMITTED USES

- Duplex dwelling
- Triplex dwelling
- Fourplex Dwelling
- Community Garden
- Day Nursery
- Retirement Home
- Residential Care Facility

## SCHOOLS

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



### Buchanan Park School

Designated Catchment School  
Grades PK to 6  
30 Laurier Ave

### Westview Middle

Designated Catchment School  
Grades 6 to 8  
60 Rolston Dr

### Sir Allan MacNab SS

Designated Catchment School  
Grades 9 to 12  
145 Magnolia Dr

### Norwood Park ES

Designated Catchment School  
Grades 1 to 8  
165 Terrace Dr

### ÉS Georges-P-Vanier

Designated Catchment School  
Grades 7 to 12  
100 Macklin St N

### ÉE Pavillon de la jeunesse

Designated Catchment School  
Grades PK to 6  
105 High St

### 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.



### Colquhoun Park

20 Leslie Avenue



8 mins

### Newlands Park

137 Lynbrook Drive



11 mins

### Buchanan Park

111 Columbia Drive



10 mins

### FACILITIES WITHIN A 20 MINUTE WALK

|                    |                    |
|--------------------|--------------------|
| 2 Playgrounds      | 6 Ball Diamonds    |
| 2 Pools            | 1 Community Centre |
| 1 Rink             | 1 Sports Court     |
| 1 Basketball Court | 1 Gym              |

## 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 43 minute walk away.



### Nearest Rail Transit Stop

Hamilton GO Centre



### Nearest Street Level Transit Stop

Garth At Elmwood



< 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 3.81km.



### St Joseph's Healthcare - Charlton Campus

50 Charlton Ave E



### Fire Station

965 Garth Street



### Police Station

155 King William St