



# 95 QUEEN ST. BRANTFORD

\$599,900

Investment Property | 2 Units

 4  2  2  1621 sq ft

## FEATURES

- Side-by-side duplex
- 2 x 2-bedroom units
- Close to amenities and transportation
- Substantial updates & upgrades
- Driveway & street parking available
- Separate entrances
- Shared laundry laundry
- Shared, fenced backyard

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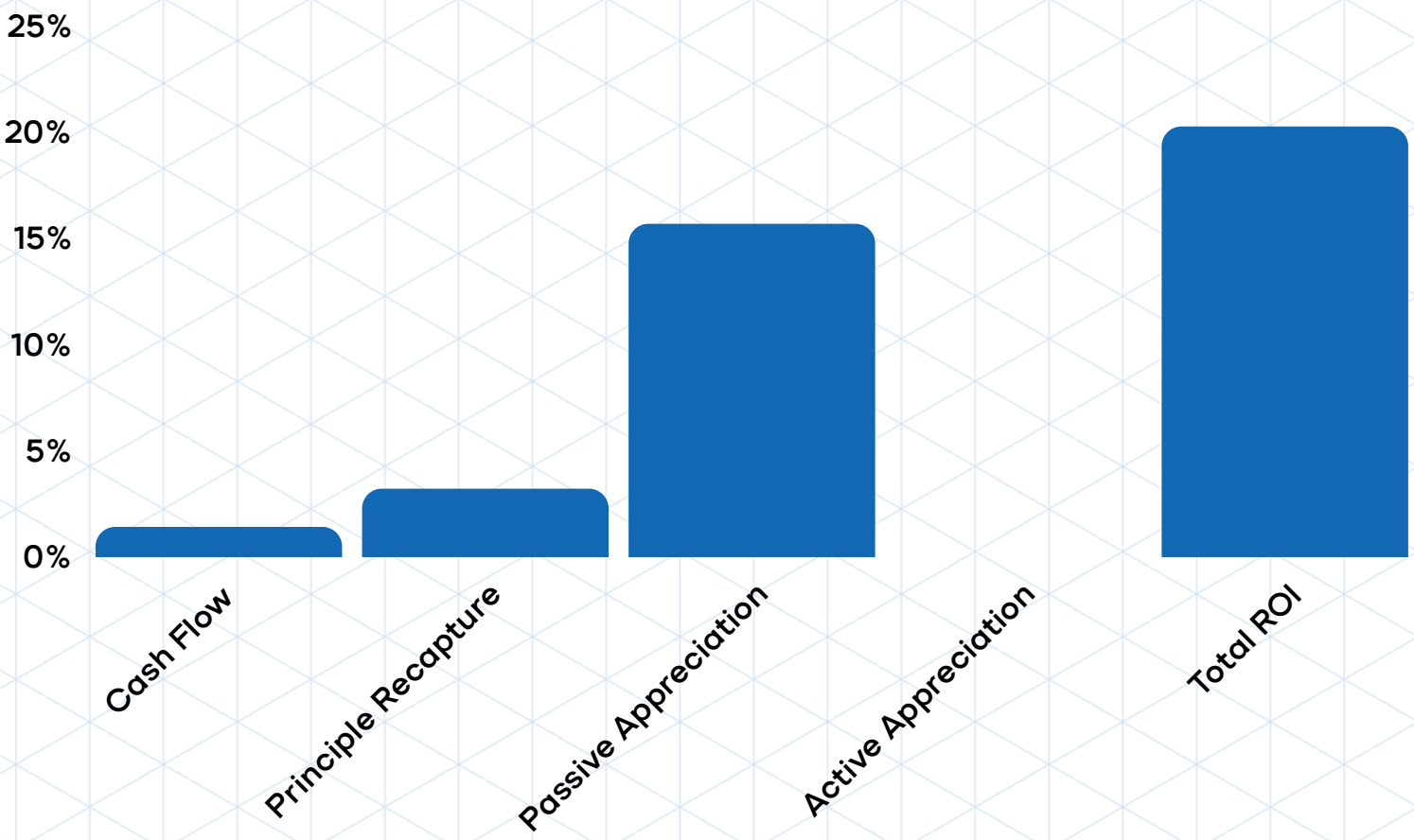
**DESCRIPTION**

Fantastic Turnkey Investment Opportunity in historic downtown Brantford! This side-by-side two-unit property boasts in each unit: 100 amp service, two-bedrooms, one-bathroom, separate hydro and water meters. Shared laundry facilities and storage is available in the basement, along with a fully fenced shared yard, a large storage shed, and parking for two vehicles accessed from Chatham Street. The home was originally built in 1890 and is within a short walking distance to both Wilfrid Laurier University and Conestoga College Brantford campuses, Victoria Park, City Hall, and many other amenities. Some updates include roof (2017) and laminate flooring in both units on main level.

**LEASES**

- Fully tenanted
- Unit 1: \$1,659/month (month-to-month lease)
- Unit 2: \$1,555/month (month-to-month lease)

**ROI BREAKDOWN**



**FINANCIAL ANALYSIS**

<b>MONTHLY GROSS RENTAL INCOME</b>	\$	3,214
Vacancy Rate	\$	96
Other Inc:	\$	-
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$</b>	<b>3,118</b>

**MONTHLY OPERATING EXPENSES**

Taxes	\$	275
Insurance	\$	193
Utilities	\$	55
Repairs & Maintenance	\$	96
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
<b>TOTAL MONTHLY OPERATING EXPENSES</b>	<b>\$</b>	<b>619</b>

<b>NET OPERATING INCOME (NOI)</b>	<b>\$</b>	<b>2,498</b>
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**DEBT SERVICE**

Purchase Price	\$	599,900
Downpayment	\$	179,970
Mortgage Amount	\$	419,930
Monthly Payment	\$	2,276

<b>NET MONTHLY CASH FLOW</b>	<b>\$</b>	<b>222</b>
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## ACQUISITION COSTS

Down Payment	\$179,970
Initial Improvements	\$ -
Building Inspection	\$ 500
Appraisal	\$ 500
Land Transfer Tax	\$ 8,473
Legal Fees	\$ 1,800
<b>TOTAL ACQUISITION COSTS</b>	<b>\$191,243</b>

## ROI

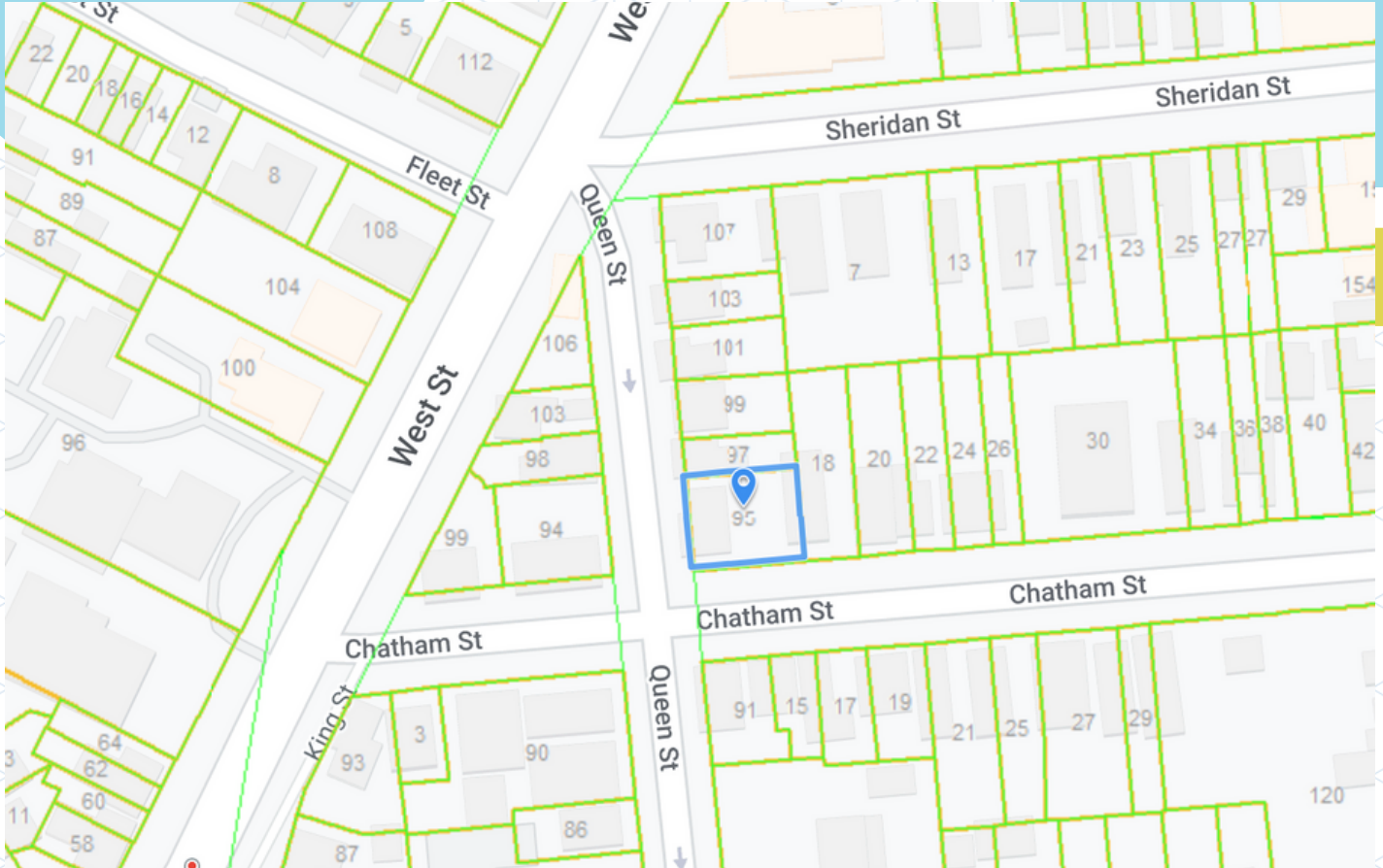
Cash Flow	1.39%
Principle Recapture	3.19%
Passive Appreciation	15.68%
Forced Appreciation	0.00%
<b>TOTAL ROI</b>	<b>20.27%</b>

## SUMMARY

Cap Rate	5.00%
Cash-on-cash	1.39%
Break Even	92.87%
Payback Period (yrs)	71.7

## Current Zoning: RC Residential Conversion Zone

### ZONING



### PERMITTED USES

- Single Detached Dwellings
- Semi-detached dwellings
- Duplex dwellings
- Triplex dwellings
- Converted dwellings
- Lodging houses
- Accessory uses, buildings, structures
- Street townhouse dwellings
- Day nurses
- Group homes
- Bed and breakfast establishments

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NEIGHBOURHOOD INFO

**SCHOOLS**

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



**Central PS**  
 Designated Catchment School  
 Grades PK to 8  
 135 George St

**École Dufferin PS**  
 Designated Catchment School  
 Grades PK to 8  
 106 Chestnut Ave

**Pauline Johnson CI & VS**  
 Designated Catchment School  
 Grades 9 to 12  
 627 Colborne St

**ÉS Georges-P-Vanier**  
 Designated Catchment School  
 Grades 7 to 12  
 100 Macklin St N

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

**Other Local Schools**

**Tollgate Technological Skills Centre**  
 Grades 9 to 12  
 112 Tollgate Rd

**PARKS & REC.**

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



**Robert Moore Park**  
 115 Albion St

7 mins

**Sheri-Mar Park**  
 126 Sheridan St

9 mins

**Brant's Crossing Riverfront Park**  
 2 Icomm Dr

9 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
 3 Playgrounds      1 Sports Field  
 1 Basketball Court      2 Community Gardens

**TRANSIT**

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 5 minute walk away.

**Nearest Rail Transit Stop**  
 Brantford

5 mins

**Nearest Street Level Transit Stop**  
 Market & Chatham

2 mins

**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 2.54km.

**Brantford General Hospital**  
 200 Terrace Hill St

**Fire Station**  
 60 Clarence St

**Police Station**  
 344 Elgin St