



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 36 Units

540 King Street East
Asking Price: \$8,400,000

Hamilton, ON

PROPERTY OVERVIEW

ABOUT HAMILTON

Hamilton, Ontario, is a vibrant city located on the western tip of Lake Ontario in Canada. It is known for its rich industrial history, stunning natural landscapes, and thriving arts and cultural scene. Some sights worth seeing are Royal Botanical Gardens, Dundurn Castle, and Art Gallery of Hamilton (AGH). Hamilton is often referred to as the "City of Waterfalls" due to its numerous cascades. Popular waterfalls include Webster's Falls, Tew's Falls, and Albion Falls. Hamilton's proximity to Niagara Falls, Toronto, and the Niagara wine region also makes it a convenient base for exploring the broader region. Whether you're interested in history, nature, arts, or culinary experiences, Hamilton has something to offer for every visitor.

ABOUT THE PROPERTY

Amazing 36 unit investment property located just minutes from Downtown Hamilton. All units are separately metered for. All units fully renovated 3 years ago, upside on all rents.



PROPERTY DETAILS

Unit Breakdown: 36 residential units (24 x 1Bed, 12 x 2Bed)

Construction: Poured concrete, brick and concrete-block.

Approx. Age: 1950's

Number of Storeys: 2.5

Flooring Type: Tile and Vinyl Plank

Square Footage of Area: 14,498.97 ft²

Legal Description: LT 13, REGISTRAR'S COMPILED PLAN 1386 , T/W VM226537; HAMILTON



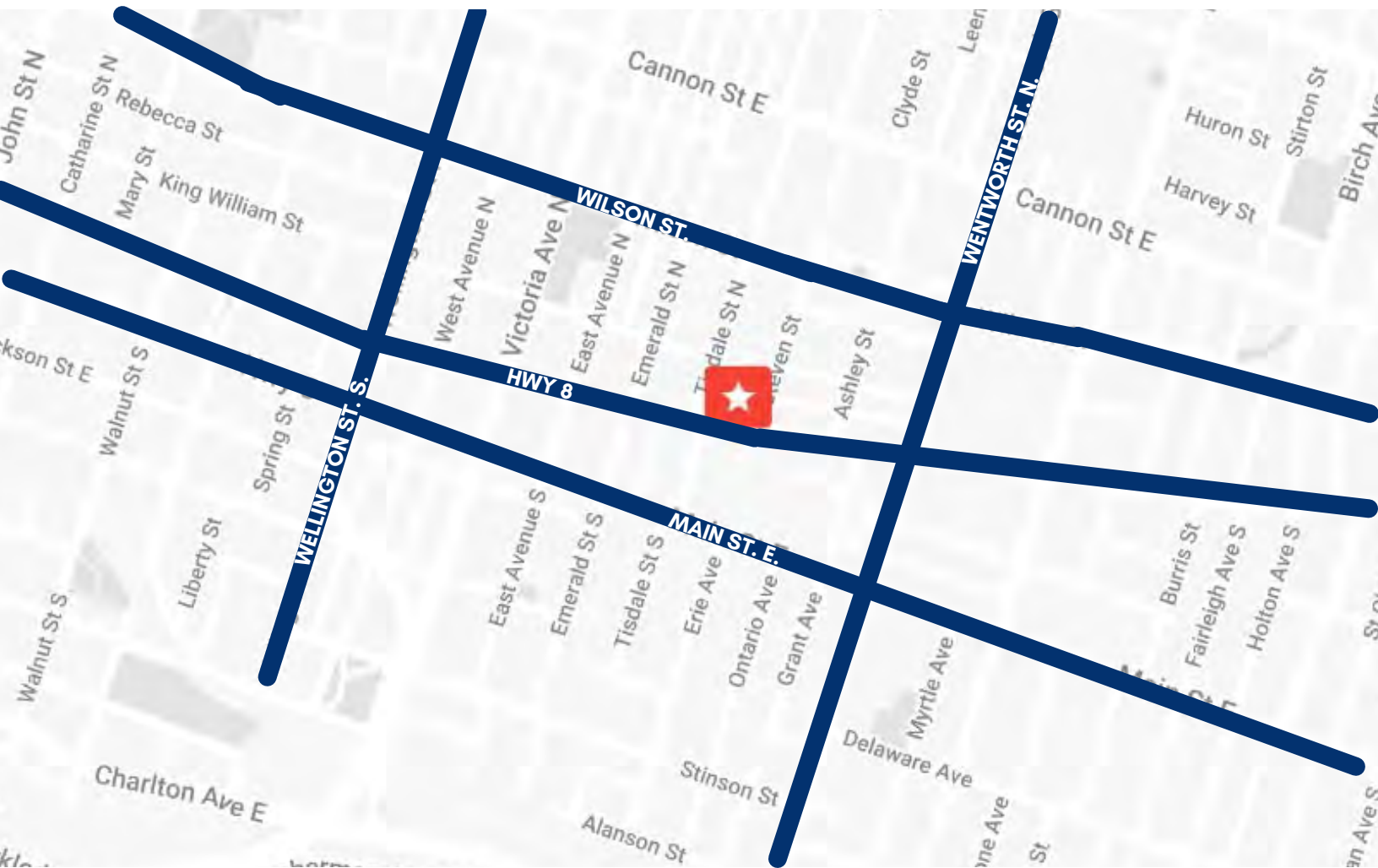
Location: Close to Art Gallery of Hamilton, Fairfield Park, Mahony Park, Tiffany Falls Conservation, Sir Winston Churchill Secondary School, Queen Mary Elementary School, Hamilton General Hospital, St. Peter's Hospital.



Public Transportation: Hamilton Street Railway provides bus services throughout the city. Hamilton is also served by GO Transit, that connects the city to other parts of the Greater Toronto and Hamilton Area.



HAMILTON LANDSDALE



Nearest Grocery Store

Approx. 210 m



Nearest School

Less than 300 m



Nearest Park

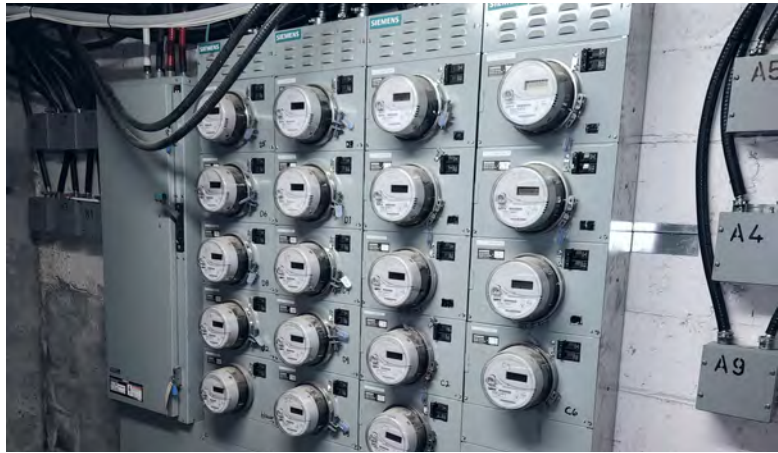
Approx. 600 m

ABOUT LANDSDALE

Landsdale is a great place to live and one of Hamilton's more reasonably priced neighbourhoods.

All types of households can thrive in the Landsdale region, however singles make up the majority. In Landsdale, there is a split in home ownership, with 54% of residents renting compared to 46% of owners. Activities like reading, gardening, and swimming are popular in the neighbourhood.

INTERIOR SUITES



Investment Information Sheet



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Toronto, ON, M6S 1P3

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Website: www.MysakRealty.com

City Hamilton
Address 540 King St E
Close to King St E/Tisdale St S
Res Units 36

Price \$8,400,000
Price / Suite \$233,333
Cap Rate 6.5%



Mortgage Details

Rank	Type	Amount	Rate	Mnthly Pmnt	P & I	Yr. Payment	Due Date	Principal Recapture
1st	Arrange	\$6,720,000	4.70%	\$37,944.19	P & I	\$455,330	5 Years	\$145,620
2nd						\$0		
3rd						\$0		

Mtge. Total \$6,720,000 \$37,944.19 \$455,330 \$145,620

Down Payment \$1,680,000 **DP %** 20% **Asking Price** 8,400,000

Expenses as of			Source of Income			July 2023 x 12		
December 31, 2022			Monthly			Annual		
	Per Suite	Annual		Monthly	Annual	Projected for 2023		
Taxes	\$1,945	\$70,037	Rental	\$60,080	\$720,960			
Ins.	\$516	\$18,590	Garages		\$0		24 x 1 Bedroom	
Hydro	\$143	\$5,133	Laundry Est.		\$0		12 x 2 Bedroom	
Water	\$88	\$3,182	Other Income		\$0			
Maint. Est.	\$750	\$27,000	Total	\$60,080	\$720,960			
Super Est.	\$350	\$12,600	AVG/Unit	\$1,669	\$20,027			
Vac Est	1.0%	\$200	\$7,210	GROSS ANNUAL INCOME	\$720,960	GROSS Rent Multiplier		11.7
Mng. Est	4.0%	\$801	\$28,838	Less Total Expenses	\$174,330	Exp/ Inc Ratio		24.2%
Disposal		\$48	\$1,740	NET OPERATING INCOME	\$546,630	Cap Rate		6.5%
				Less Mortgage Payments	\$455,330	CASH RETURN		5.4%
				CASH FLOW	\$91,300			
				Add Principal Recap	\$145,620	ROI %		14.1%
TOTAL				RETURN ON INVESTMENT	\$236,920			
EXPENSES	\$4,842	\$174,330		Debt Coverage Ratio (NOI/annual mortgage payments)		DCR		1.2

For this and/or other investment properties, call **MYSAK REALTY INC. Brokerage** at 416-767-5500

Property Details

Capital Items

Approx. Age	1950's	Intercom	Yes	Fridges+Stoves	36 +36	Roof	Flat 2022
Lot Size	14,498.97ft ²	Hall Floors	Tile	Parking In+Out	0	Furnace	Ductless Split 2021
Construction	Concre./Brick	Room Floors	Laminate/Tile	Leases	m to m	Windows	Vinyl
# Stories	3	Heat Type	Elect Ductless S	Cable Paid	Tenants	Enviro	Clean 2022
Balconies	None	HWT Style	Electric (O)	Hydro Paid	Tenants	Fire Compliance	Independent
Elevator	None	Washer/Dryer	36 + 36				

Remarks

PLEASE DO NOT DISTURB OR TALK TO THE TENANTS OR THE SUPERINTENDENT

All units are separately metered for water and billed back to the tenant. Tenants pay their own gas, hydro, water. Seller willing to hold small 2nd mortgage. All units full renovated 3 years ago, upside on all rents

Disclaimer

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other terms, prior to sale or withdrawal without notice. Prospective purchasers are advised to seek independent legal, accounting, or any other consulting advice as may be deemed necessary to submit an offer to purchase.

MYSAK REALTY INC. Brokerage, 2358-A BLOOR ST. WEST, TORONTO, ON M6S 1P3

RENT ROLL

Schedule "B"
540 King St. E., Hamilton
July 2023

Unit #	# of Br.	Rental Income	Parking Income	Rental Total	Move In Date	Utilities Paid by Tenant	Amount of Deposit Last Month's Rent
A1	2	\$1,891.00		\$1,891.00			
A2	1	\$1,585.00		\$1,585.00			
A3	1	\$1,695.00		\$1,695.00			
A4	2	\$1,925.00		\$1,925.00			
A5	1	\$1,555.00		\$1,555.00			
A6	1	\$1,595.00		\$1,595.00			
A7	2	\$1,865.00		\$1,865.00			
A8	1	\$1,513.00		\$1,513.00			
A9	1	\$1,523.00		\$1,523.00			
B1	2	\$1,875.00		\$1,875.00			
B2	1	\$1,575.00		\$1,575.00			
B3	1	\$1,575.00		\$1,575.00			
B4	2	\$1,945.00		\$1,945.00			
B5	1	\$1,625.00		\$1,625.00			
B6	1	\$1,625.00		\$1,625.00			
B7	2	\$1,975.00		\$1,975.00			
B8	1	\$1,535.00		\$1,535.00			
B9	1	\$1,472.00		\$1,472.00			
C1	2	\$1,900.00		\$1,900.00	Vacant		
C2	1	\$1,585.00		\$1,585.00			
C3	1	\$1,625.00		\$1,625.00			
C4	2	\$1,945.00		\$1,945.00			
C5	1	\$1,529.00		\$1,529.00			
C6	1	\$1,543.00		\$1,543.00			
C7	2	\$1,900.00		\$1,900.00	Vacant		
C8	1	\$1,525.00		\$1,525.00			
C9	1	\$1,555.00		\$1,555.00			
D1	2	\$1,900.00		\$1,900.00	*		
D2	1	\$1,535.00		\$1,535.00			
D3	1	\$1,477.00		\$1,477.00			
D4	2	\$1,854.00		\$1,854.00			
D5	1	\$1,477.00		\$1,477.00			
D6	1	\$1,477.00		\$1,477.00			
D7	2	\$1,802.00		\$1,802.00			
D8	1	\$1,477.00		\$1,477.00			
D9	1	\$1,625.00		\$1,625.00			
Monthly Totals		\$60,080.00	\$0.00	\$60,080.00			\$0.00
Annual Totals		\$720,960.00	\$0.00	\$720,960.00			

Other Monthly Income

Laundry Est.

Storage

Garages

Total Income

Annual Other Income

\$0.00

\$0.00

Initials

Buyer

Seller

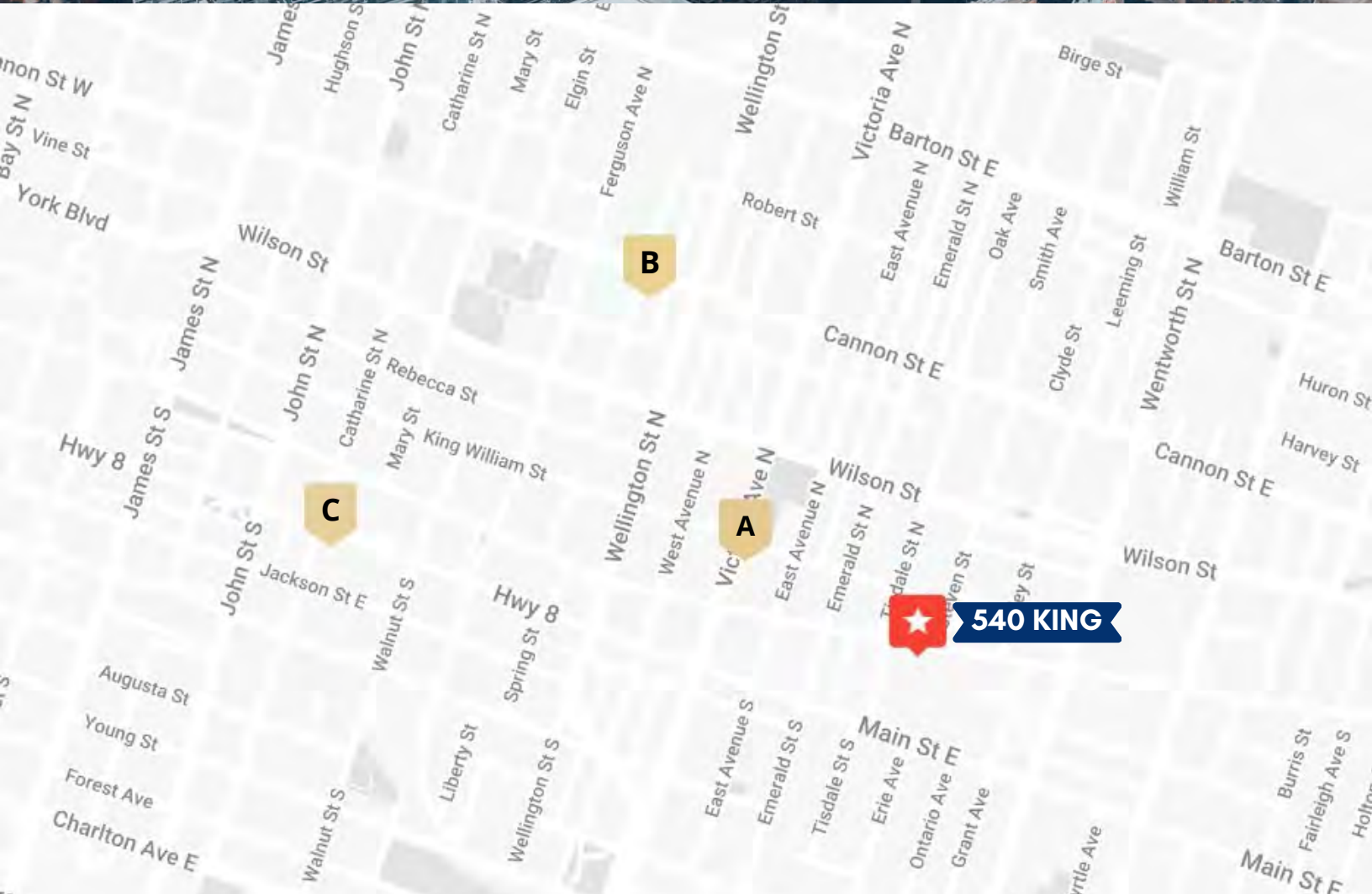
Gross Annual Income

\$720,960.00



*Tenant currently in arrears \$15,492 as tenant has not paid rent since Oct. 2022. Currently at the LTB and awaiting hearing.

RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	28 Victoria Ave. N.	2 Bed	\$2,550	400 m
B	220 Cannon St. E.	1 Bed	\$1,874	1.2 km
C	100 Main St. E.	1 Bed	\$1,749	1.3 km



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.



JOE MYSAK
Owner, Broker of Record

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