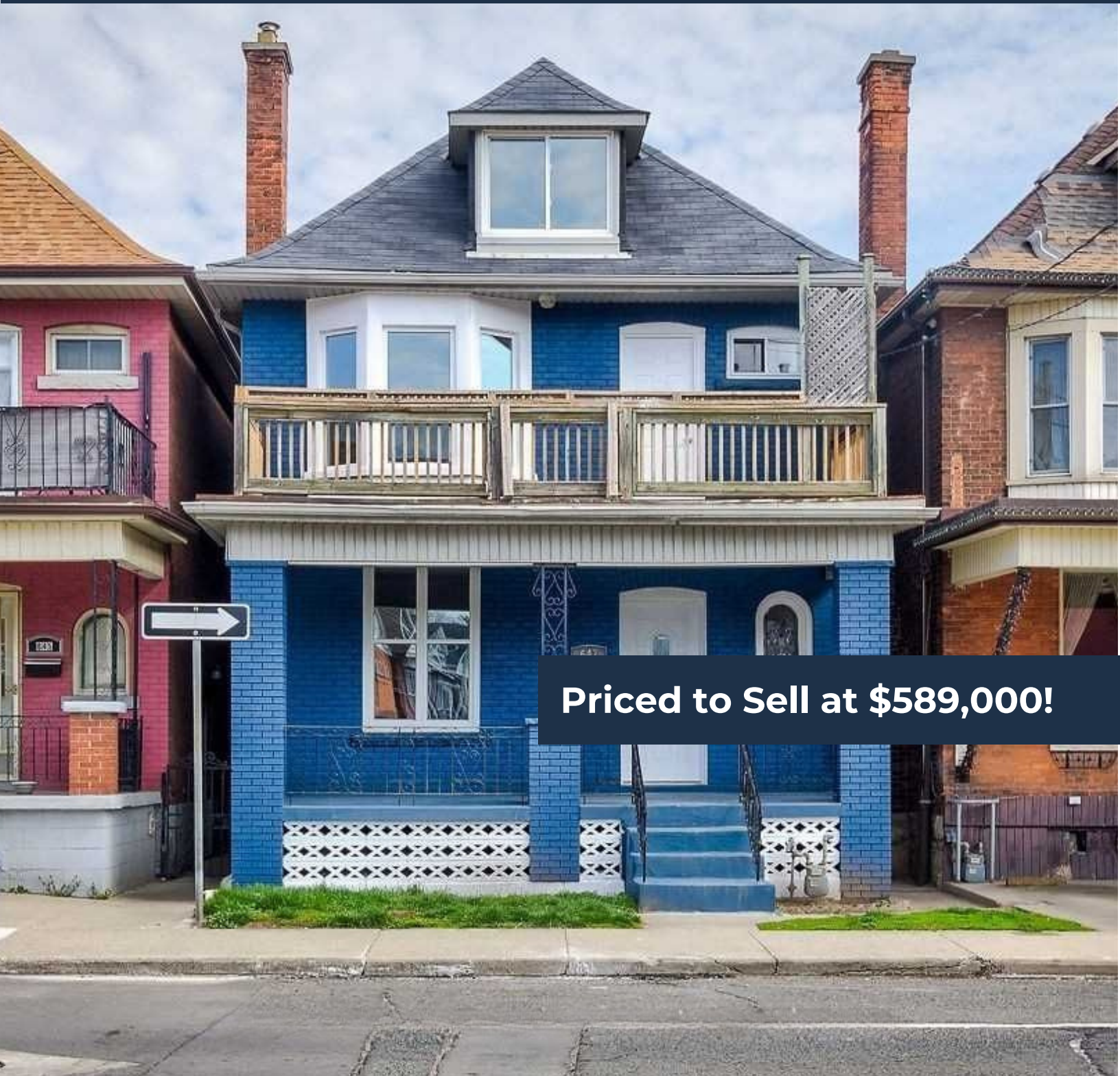


647 Wilson Street, Hamilton
2-UNIT LEGAL DUPLEX IN A PRIME LOCATION!



Priced to Sell at \$589,000!

PROPERTY HIGHLIGHTS

647 Wilson Street, Hamilton

Neighbourhood: Gibson

Zoning: D

Property: Legal Duplex

Land Information: 25.00 Front
70.00 Depth

Legal Description: PT LTS 30 & 31, PL 219 , AS IN VM177795,
T/W & S/T VM177795 ; HAMILTON

This legal duplex offers two self-contained units, making it a versatile opportunity for investors seeking reliable rental income and long-term growth. One of the units features a bright and open living room located in the loft, where high ceilings and large windows create a spacious, inviting atmosphere.

Situated in Hamilton's Gibson neighbourhood, just minutes from downtown, the property benefits from excellent access to schools, parks, shopping, and transit. Its central location places tenants within easy reach of Barton Street, Sherman Avenue, and major roadways, while also offering quick connections to Hamilton's vibrant downtown core with restaurants, entertainment, and business amenities.

With strong rental potential and a prime location in a growing area, 647 Wilson Street is an ideal addition to any investment portfolio.

Priced to Sell at \$589,000!

Gross Income: \$5,000.00/month
CAP RATE of 7.16%

PROPERTY FINANCIALS

Unit Breakdown

Room	Type	Monthly Income
Unit 1	3 Bed / 2 Bath	\$2,100.00
Unit 2	3 Bed / 1 Bath	\$2,900.00
Total:		\$5,000.00

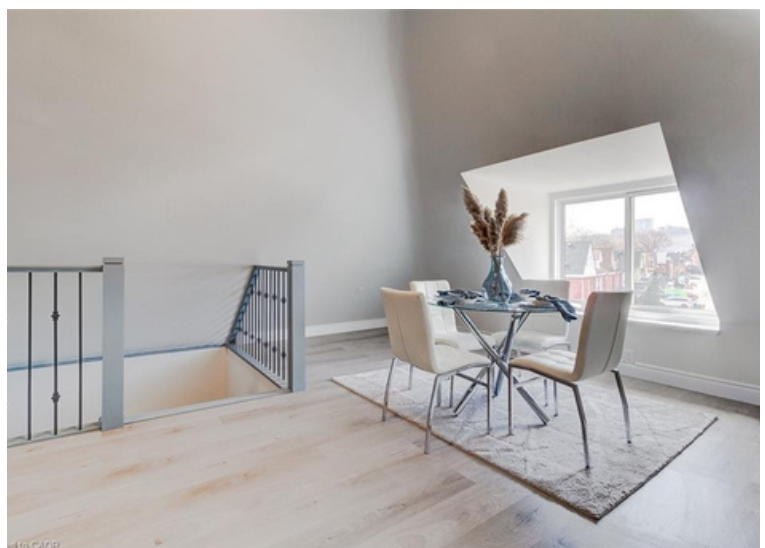
Expenses

Item	Annual
Heating	\$1,356.00
Electricity + Water	\$1,431.00
Property Taxes	\$3,200.00
Insurance	\$2,400.00
Property Management	\$4,656.00
Repairs and Maintenance	\$3,000.00
Total:	\$16,043.00

Income & Return

Asking Price	\$589,000.00
Gross Rental Income	\$60,000.00
Expenses	\$16,043.00
NOI	\$42,157.00
Less: Vacancy Allowance	3%
Cap Rate	7.16%

INTERIOR PHOTOS



AREA OVERVIEW

Why Invest in Hamilton?

- One of the nation's most diversified economies, the fastest growing mid-sized city for tech talent and a fantastic community approach to supporting investment big and small.
- Hamilton is home to some of the country's top-ranked medical research facilities. Hamilton Health Sciences and McMaster University are also among Hamilton's largest employers.
- Hamilton combines all the benefits of a lively, well-connected, culturally diverse downtown core with suburban spaces, the beautiful surroundings of Lake Ontario, and the Niagara Escarpment. Enjoy parks, trails, waterfalls, and quiet neighbourhoods that are further from the city centre. Hamilton is an affordable alternative to other large cities in the region, such as Mississauga and Toronto
- While the average sale price has fallen year over year, rent prices in Hamilton have remained steady following an increase of approximately 8% since February 2021.
- A \$140 million redevelopment project is set to transform Hamilton's West Harbour into a vibrant, mixed-use, transit supportive and pedestrian-friendly community that is the jewel on Hamilton's waterfront.**
- Arts, culture, and nightlife activities in Hamilton are more affordable than other urban centres in Ontario.



OFFERING DETAILS

CONFIDENTIALITY

By accepting this initial Property Offering (IPO) prospective buyers agree to hold and treat them and their contents in the strictest confidence. Prospective Buyers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this or any of its contents or any part thereof without the prior written consent of the Owner or Loeffler & Co. Realty.

Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Loeffler & Co. Realty, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality will relate to all Sections of the IPO as if stated independently therein.

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INDEMNIFICATION

In exchange for specific good and valuable consideration provided by the Seller and Loeffler & Co. Realty, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Loeffler & Co. Realty, and their affiliates against any compensation, liability or expense (including attorney's fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein.

In no event shall any prospective Buyer or any of its agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Loeffler & Co. Realty.