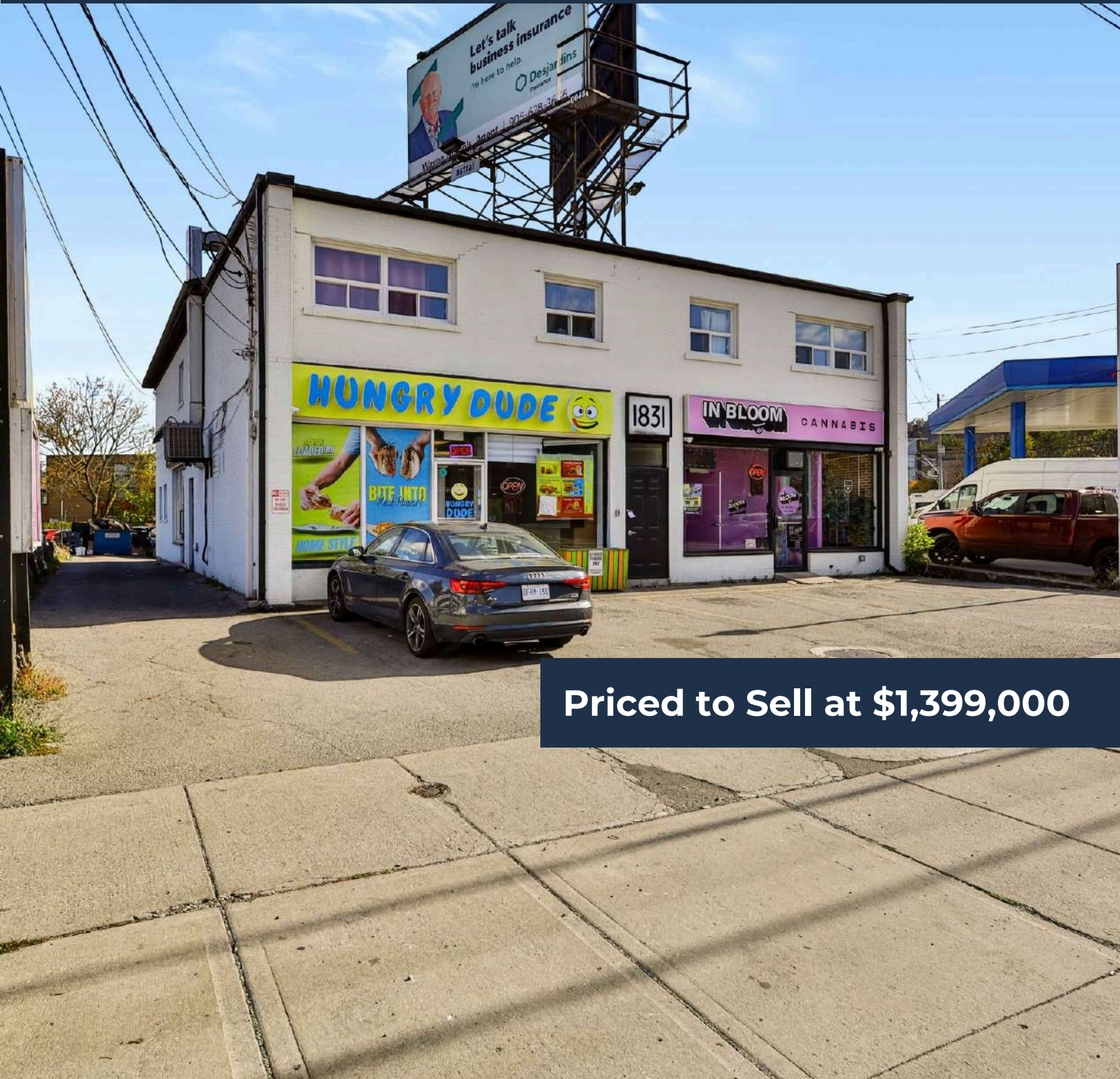


1831 Main Street W, Hamilton, ON

MIXED-USE INVESTMENT: 6 RESIDENTIAL + 3 COMMERCIAL UNITS



PROPERTY HIGHLIGHTS

1831 Main Street W, Hamilton, ON

Neighbourhood: Ainslie Wood

Zoning: C2

Property: Mixed Use Commercial

Land Information: 54.99 Front
135.00 Depth

Legal Description:

PT LT 54, CON 1 ANCASTER , AS IN AB153620 ; HAMILTON

Exceptional income-producing mixed-use investment opportunity in Hamilton! This approximately 6,300 sq. ft. property features six residential units alongside commercial space, offering diversified income potential. The investment analysis projects \$184,640 in annual gross income, \$116,435 in annual net operating income (NOI), and an 8.32% capitalization rate. Further income potential includes an estimated \$1,400 per month from a proposed basement rental unit, subject to applicable approvals, as well as an agreed \$500 increase to the In Bloom commercial lease upon its May 2027 renewal. The property also offers 10 parking spaces, renovated residential apartments, and additional partial renovations in the basement. Conveniently located near public transit, parks, and local amenities, this property presents an attractive opportunity for investors seeking a mixed-use asset with diversified income streams and potential for increased returns.

Priced to Sell at \$1,399,000

Gross Income: \$15,386.67/month
CAP RATE of 8.32%

PROPERTY FINANCIALS

Unit Breakdown

Room	Type	Monthly Income
In Bloom	Commercial	\$2,373.00
Hungry Dude	Commercial	\$2,605.00
Side Door	Commercial	\$1,200.00
Studio	1 Bedroom	\$500.00
Unit 1	2 Bedrooms	\$1,690.00
Unit 2	2 Bedrooms	\$1,740.00
Unit 3	2 Bedrooms	\$1,780.00
Unit 4	2 Bedrooms	\$2,075.00
Unit 5	2 Bedrooms	\$900.00
Laundry	Laundry	\$81.67
Outdoor Sign	Sign Rental	\$442.00
Total:		\$15,386.67

Expenses

Item	Annual
Heating	\$5,890.00
Electricity + Water	\$11,908.00
Property Taxes	\$17,848.00
Insurance	\$9,800.00
Property Management	\$8,017.00
Repairs and Maintenance	\$9,232.00
Total:	\$62,695.00

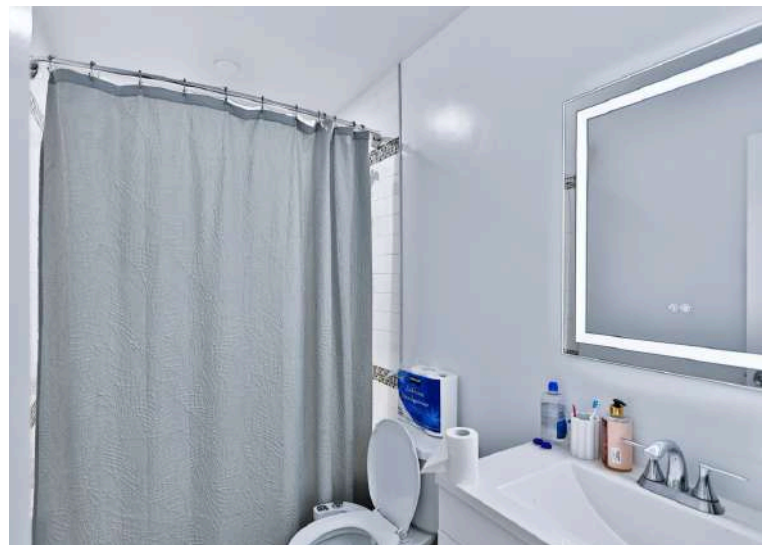
Income & Return

Asking Price	\$1,399,000.00
Gross Rental Income	\$184,640.00
Expenses	\$62,695
NOI	\$116,435.00
Less: Vacancy Allowance	3%
Cap Rate	8.32%

COMMERCIAL PHOTOS



UNIT PHOTOS



EXTERIOR 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.

Information is believed to be accurate but not guaranteed.

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.

DISCLAIMER

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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.