

**120 Beverly Street
Cambridge**

**For Sale
6 Row-Townhomes**



Sales Representative
245 Wycroft Rd., Oakville, ON L6K 3Y6

KW SIGNATURE
KELLERWILLIAMS, SIGNATURE REALTY

Jake Novis

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PROPERTY HIGHLIGHTS


120 Beverly Street, Cambridge

Offered at \$1,599,900

Stabilized Value: \$3,019,000

Gross Income: \$8,696/mth

Potential Gross Income: \$14,590/mth

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Purpose Built 2-Storey Townhouses

6 Independent Units

Unit Mix: 4 x 2-Bed / 2 x 3-Bed

Style: 2-Storey Townhouses w/ Basement

6 Separate Gas, Water, Hydro Meters

12 Parking Spaces

Value Add: 68% Upside on Rents

Construction: Concrete/Wood Frame

AGSF: 7,006 sf



Rarely Offered Townhouse Complex featuring six independent units in the heart of Cambridge! This unique investment opportunity features 6 two-storey townhomes under one title. Comprising two 3-bedroom and four 2-bedroom units with a total of 7,006sf of living space, full basements, and 12 parking spaces. Each unit comes with a spacious 1,150sf layout, independent laundry, and separate water, gas, and hydro meters, ensuring tenants pay all utilities. Built in 1978 (Units A-D) and 2002 (Units E-F), two units are fully renovated, leaving room for further improvements. The large floorplans offer potential for conversion, allowing for additional bedrooms or units to increase rental income. Current gross income of \$104,355 and potential upside of 68% increase in rents to \$175,080. This property offers strong cash flow and significant equity growth potential, making it a rare find for investors looking to maximize returns. Located in the growing area of Galt, close to Dundas and Hespeler with easy access to Highway 401 and Highway 8, close to major shopping centers and future Ion LRT stops.

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PROPERTY FINANCIALS

DETAILS

Address	120 Beverly St
City	Cambridge
Sq Ft	7,006
Price	\$ 1,599,900.00
Units	6

KEY METRICS

\$/sq. ft.	\$ 228.36	Cap Rate	4.48%
\$/per door	\$ 266,650.00	Proj. Cap Rate	7.38%
sf/unit	\$ 1,167.67	Gross Rent X	1554.89%
Avg. Rent/unit	\$ 1,449.38	Op Ex %	29.90%
Rent:Price	0.54%		

INCOME

Unit	Monthly	Annual	Market Rent	Bed/Bath	Utilities	Status
1	\$ 2,445.00	\$ 29,340.00	\$ 2,445.00	3 / 1	Tenant pays all	Renovated
2	\$ 1,039.79	\$ 12,477.48	\$ 2,445.00	2 / 1	Tenant pays all	Unrenovated
3	\$ 923.33	\$ 11,079.96	\$ 2,445.00	2 / 1	Tenant pays all	Unrenovated
4	\$ 2,454.88	\$ 29,458.56	\$ 2,455.00	3 / 1	Tenant pays all	Renovated
5	\$ 923.33	\$ 11,079.96	\$ 2,400.00	2 / 1	Tenant pays all	Semi-Renovated
6	\$ 909.96	\$ 10,919.52	\$ 2,400.00	2 / 1	Tenant pays all	Semi-Renovated
Gross Income	\$ 8,696.29	\$ 104,355.48	\$ 175,080.00			
Eff. Gross Income	\$ 8,574.54	\$ 102,894.50	\$ 172,628.88			

EXPENSES

Op. Expenses	Monthly	Annual
Heating	\$ -	\$ -
HWT Rental	\$ 102.23	\$ 1,226.72
Water	\$ -	\$ -
Property Taxes	\$ 966.51	\$ 11,598.16
Insurance	\$ 545.28	\$ 6,543.36
Prop Mgmt	\$ 428.73	\$ 5,144.73
R&M	\$ 300.00	\$ 3,600.00
Waste/ Snow/Lawn	\$ 257.24	\$ 3,086.84
Total Expenses	\$ 2,599.98	\$ 31,199.80

NET INCOME

Net Income	Current	Projected
Net Income	\$ 71,694.70	\$ 135,850.33
Cap Rate	4.48%	7.38%

RETURN BREAKDOWN

Item	Current	Projected
Ann. Mrtg Paydown	\$ 13,521.95	\$ 13,521.95
Ann. Appreciation	\$ 47,997.00	\$ 47,997.00
Ann. Cash Flow	\$ 11,739.93	\$ 75,895.56
Total Annual Return	\$ 73,258.88	\$ 137,414.51

VALUE-ADD PROFIT

Mrkt Cap Rate	4.50%
Market Value:	\$ 3,018,896.21
Reno Budget	\$ 210,000.00
Cost Basis	\$ 1,840,368.00
Forced Profit	\$ 1,178,528.21
Forced ROI	122.71%

5-YR RETURN (PROJ.)

Annual Return	\$ 687,072.55
Forced Profit	\$ 1,178,528.21
5-Yr Return	\$ 1,865,600.77
Annualized	\$ 373,120.15

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UNIT BREAKDOWN & AREA OVERVIEW

Unit Breakdown:

Unit A: 3 Bed / 1 Bath. Fully renovated with finished basement. Forced-air gas Furnace (2021), Central Air (2021), Electric HWT (Owned, 2021).

Unit B: Electric Baseboard heating and Gas Fireplace.

Unit C: Electric Baseboard heating and Gas Fireplace. Rental HWT.

Unit D: 3 Bed / 1 bath. Fully renovated with finished basement. Forced-air gas Furnace (2023), Central Air (2023). Rental HWT.

Unit E: 2 Bed / 1 bath. Built in 2002. Forced-air gas furnace (2020). Rental HWT.

Unit F: 2 Bed / 1 bath. Built in 2002. Forced-air gas furnace (2020). Electric HWT (Owned)



Why invest in Cambridge?

- **Economic Growth:** Cambridge's diverse economy, driven by manufacturing, logistics, tech, and life sciences, is fueling significant economic growth, offering great investment opportunities.
- **Strategic Location:** Located in the Waterloo Region, close to major highways and urban centers like Toronto and London, Cambridge's location makes it a key transportation and trade hub.
- **Affordable Real Estate:** Cambridge offers more affordable property compared to nearby cities like Toronto and Kitchener, providing investors with solid value and potential for appreciation.
- **Strong Rental Market:** A growing population of young professionals and proximity to universities drive rental demand, ensuring steady rental income opportunities for property investors.
- **Growing Infrastructure:** Projects like the Light Rail Transit (LRT) expansion and new developments make Cambridge an increasingly connected and attractive place to invest.
- **Quality of Life:** With beautiful green spaces, historic charm, and outdoor activities, Cambridge is a desirable location for families and renters seeking a balanced lifestyle."

All details concerning the subject property, as well as those related to sold, available, or expired properties, are sourced from what are believed to be reliable sources. However, there is no assurance or guarantee of their accuracy, and the information is offered with the understanding that errors or omissions may exist.

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PHOTOS (2/6 RENOVATED UNITS)



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PHOTOS (UNRENOVATED UNITS & UTILITY ROOMS)



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PHOTOS (EXTERIOR)



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