

CITY CAPITAL
COMMERCIAL



Commercial Investment Property
189 Hugson Street S.

Executive Summary

189 Hughson St. South

SIZE	3,905 sq ft
NEIGHBOURHOOD	Cooktown
OCCUPANCY	Tenanted
PRICE	\$1,789,999
PARKING	Private Driveway - 14 Car
LEVELS	4 units

City Capital Commercial is pleased to offer for sale a rare opportunity in the heart of Hamilton just steps from St. Joseph's Hospital.

Exceptional opportunity for investors or owner-operators to acquire a prime commercial property in a AAA location, steps from St. Josephs Hospital. This 3,900 sq. ft. building features 3 floors of medical office space and 4 floor comprising a residential unit with 2 bedroom apartment. Rear parking lot accommodates 14 vehicles, a rare advantage in the area.

Currently generating a net operating income of \$120,000 (6.5% cap rate) under a gross lease structure, with tenants willing to renew for an additional 5 years or vacate for owner occupancy. Immediate positive cash flow with strong long-term upside in one of Hamilton's most sought-after corridors.



Investment Highlight

- Leased to single Tenant
- Current Tenant willing to renew for 5 years
- Gross Lease currently in place
- Positive Cashflow
- Ample Amenities nearby
- Neighbour-hood Experiencing Explosive Growth with Several High-Density Development Projects
- Exclusive parking (rare find in Hamilton)
- Great Signage with Front Street Exposure
- Located across Hamilton Hospital

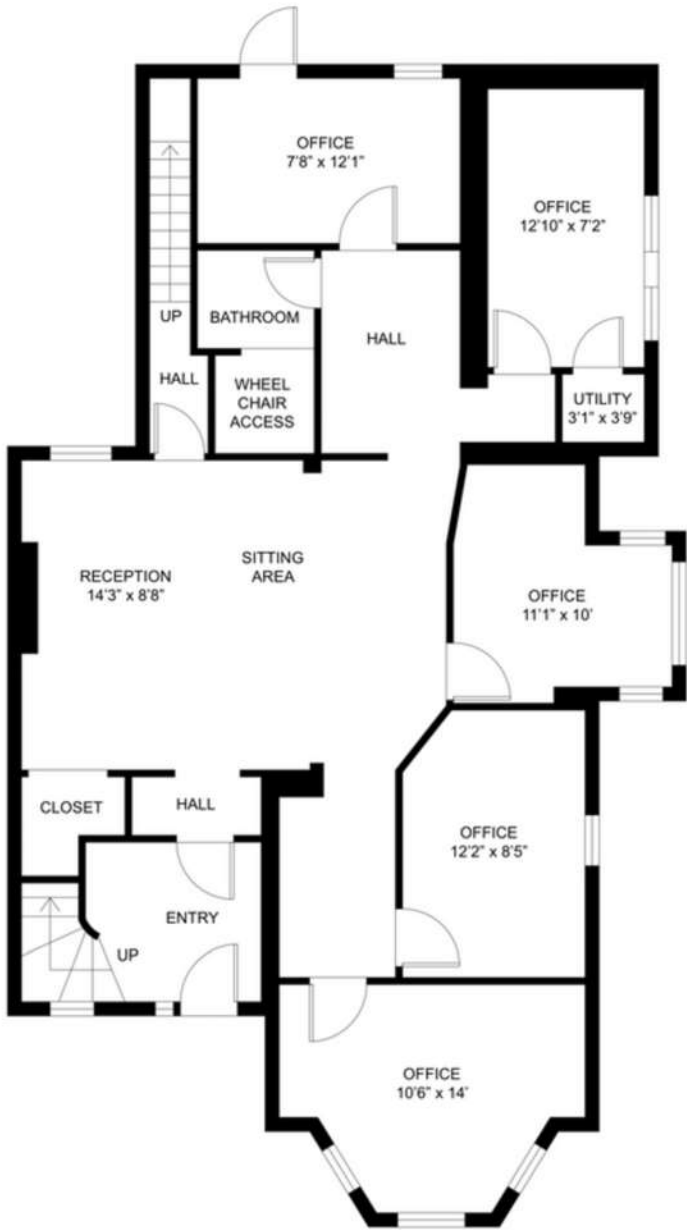


Property Overview

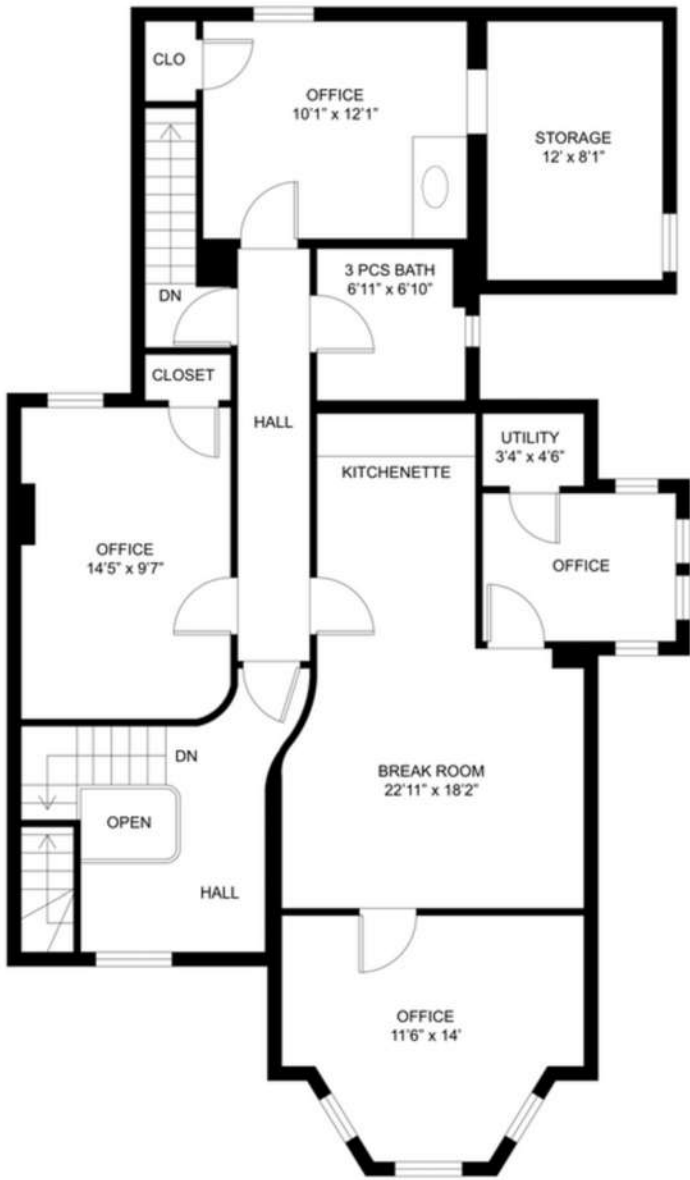
PROPERTY ADDRESS	189 Hughson St South Hamilton ON L8N 2B6
PRICE	\$1,789,999.00
NEIGHBOURHOOD	Corktown
LEGAL DESCRIPTION	PT LTS 202, 203, 220, 221 GEORGE HAMILTON SURVEY PL 1431 HAMILTON PART 3 62R3621; HAMILTON
ZONING DESIGNATION	C5
RESIDENTIAL UNITS	1 Unit - 2 Bedroom
SITE AREA	4,338 ft
SQUARE FOOTAGE	3,905
FRONTAGE	51.06 Feet
DEPTH	85.18 Feet
PARKING SPACES	14 Parking Space (side and back)
ELECTRICAL	200 Amps
AC TYPE	Central Air - 3 systems
Hot Water Tank	Electric Owned - Age 3 Years
WATER	Municipal Single Meter
HEATING TYPE	Central Air
FIRE PROTECTION	Smoke Detector

Floor Plan

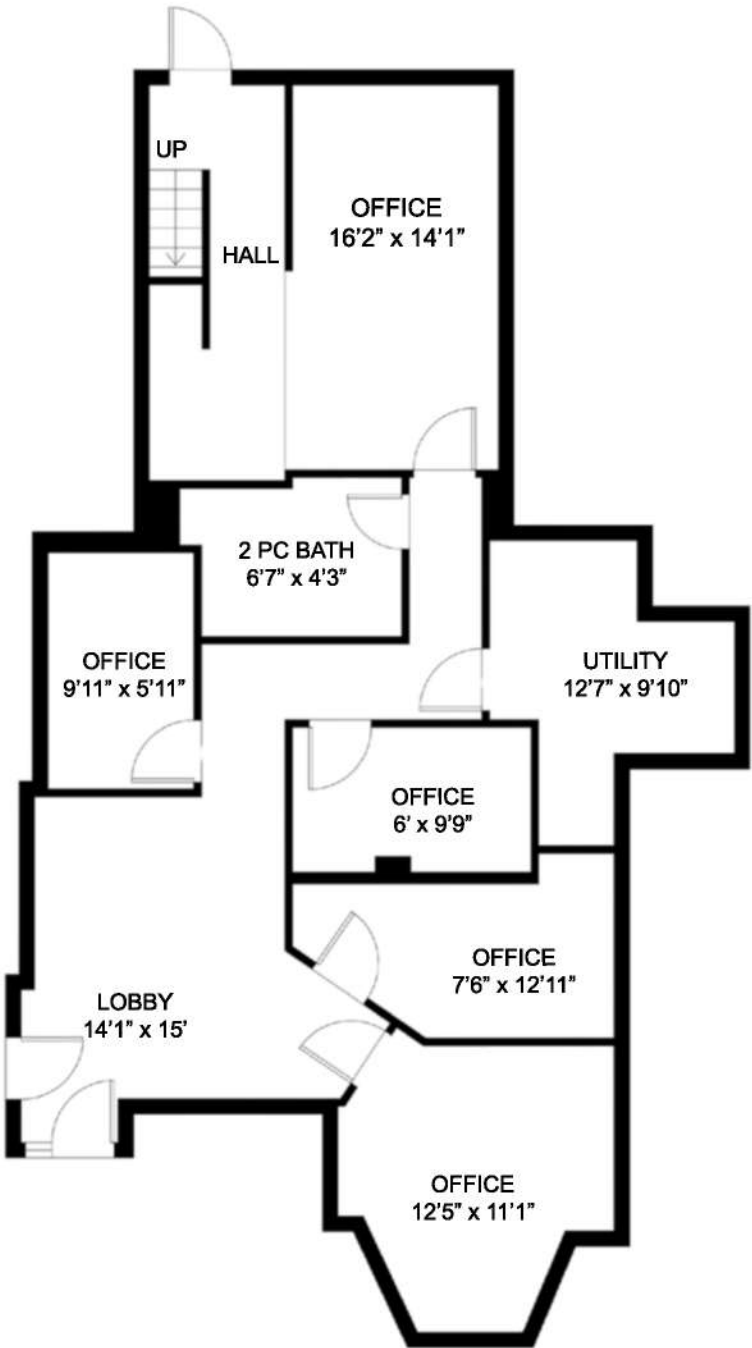
FIRST FLOOR 1,183 SQ.FT



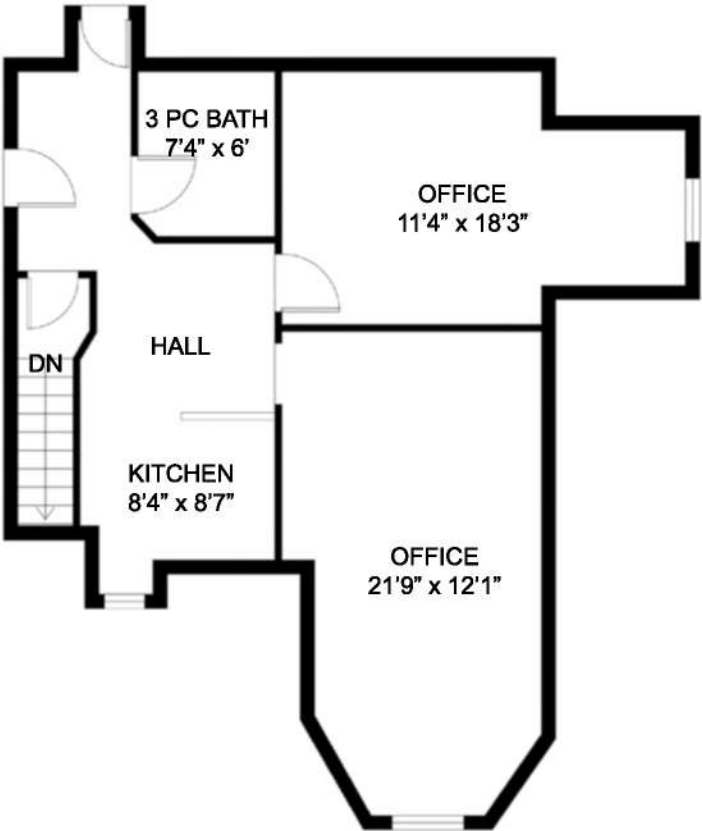
SECOND FLOOR 1,152 SQ.FT



GROUND FLOOR 922 SQ.FT



THIRD FLOOR 648 SQ.FT



Investment Overview

Operating Statement	
Gross Income/Rent	\$150,000.00
Expenses	
Property Taxes	\$23,324.93
Property Insurance	\$6,000.00
Maintenance & Repairs	\$4,000.00
Annual Mortgage	\$92,309.29
Total Expenses	\$125,634.22
Net Operating Income	\$24,365.78

Loan	
Price	\$1,789,990.00
Down Payment (25%)	\$447,497.50
Mortgage Amount	\$1,342,492.50
Annual Interest Rate	4.80%
Years	25
Payments Per Year	12
Principal - Monthly	\$2,333.47
Interest - Monthly	\$5,369.97
Monthly Payment	\$7,692.44

Investment Return

Base on Exiting Lease Terms/Standard RBC rate

Monthly Return	
Monthly Return	\$2,030.48
Unrealized Gain - Principal Paid	\$2,322.47
Total Monthly Return	\$4,352.95

Annual Return	
Annual Return	\$24,365.76
Unrealized Gain - Principal Paid	\$27,869.64
Total Annual Return	\$52,235.40

Financial Overview

Income

Total Rental Income	\$150,000.00
Less: Vacancy Loss	\$0.00
Gross Income	\$150,000.00

Expenses

Property Taxes	\$23,324.93
Property Insurance	\$6,000.00
Maintenance & Repairs	\$4,000.00
Total Expenses	\$33,324.93
Net Operating Income	\$116,675.07
Property Value	\$1,789,999.00
Cap Rate	6.5%



Investment Overview - Projected

Key Assumptions

- Tenant agrees to 6.5% increase in Gross Lease
- RBC Fixed interest rate of 4.5%
- Purchase price of \$1,750,000.00

Total Rental Income	\$160,000.00
Total Expense	\$120,868.55
Net Operating Income	\$49,313.45

Loan

Price	\$1,750,000.00
Down Payment	\$437,500.00
Mortgage Amount	\$1,312,500.00
Annual Interest Rate	4.5%
Year	\$120,675.07
Principle - Monthly	\$2,373.43
Interest - Monthly	\$4,921.88
Monthly Payment	\$7,295.30



Investment Return

Monthly Return	\$3,260.95	Annual Return	\$39,131.45
Unrealized Gain	\$2,373.43	Unrealized Gain	\$28,481.12
Total Monthly Return	\$5,643.38	Total Annual Return	\$67,612.57



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