

CITY CAPITAL  
COMMERCIAL



Commercial Investment Property  
189 Hugson Street S.

# Executive Summary

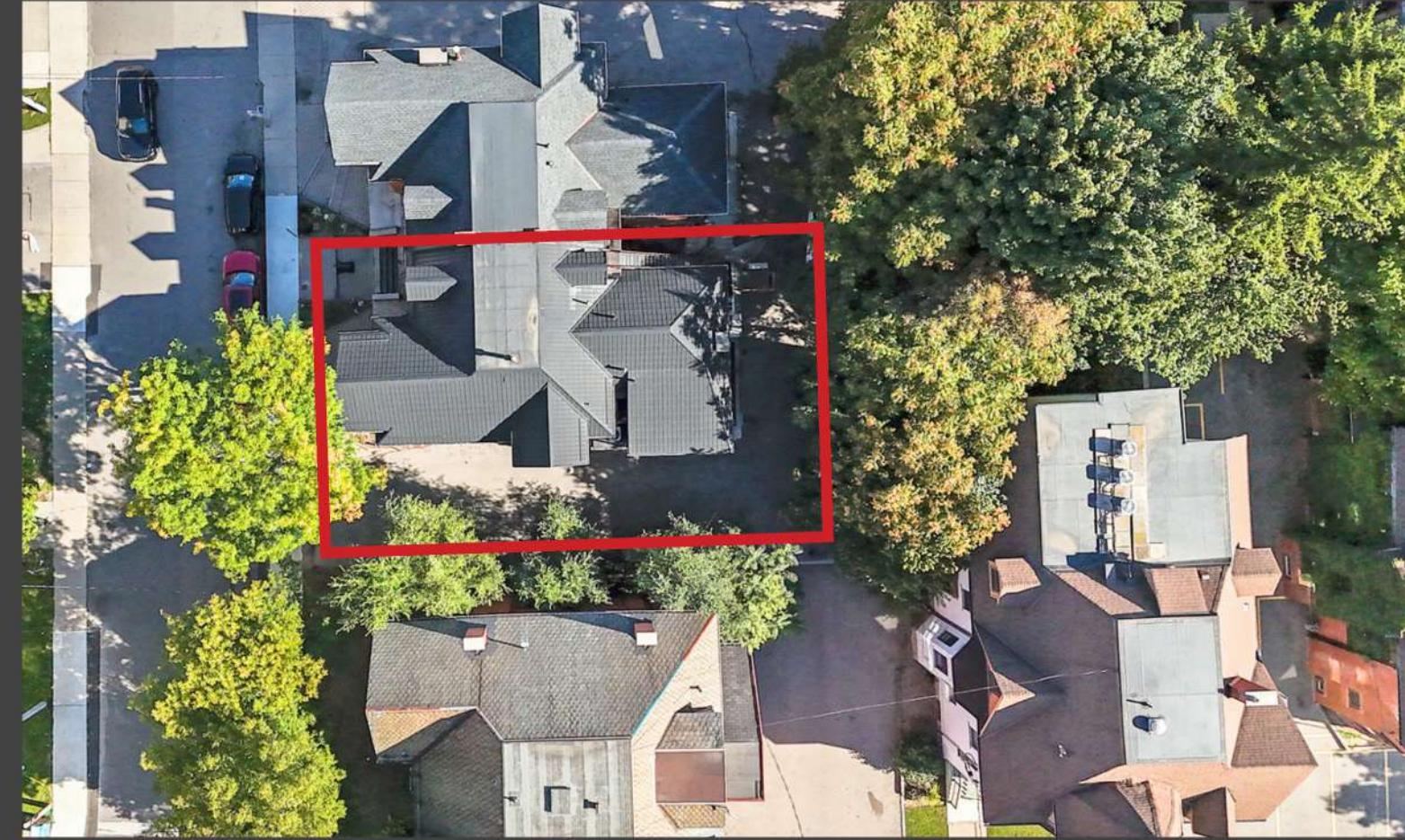
## 189 Hughson St. South

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



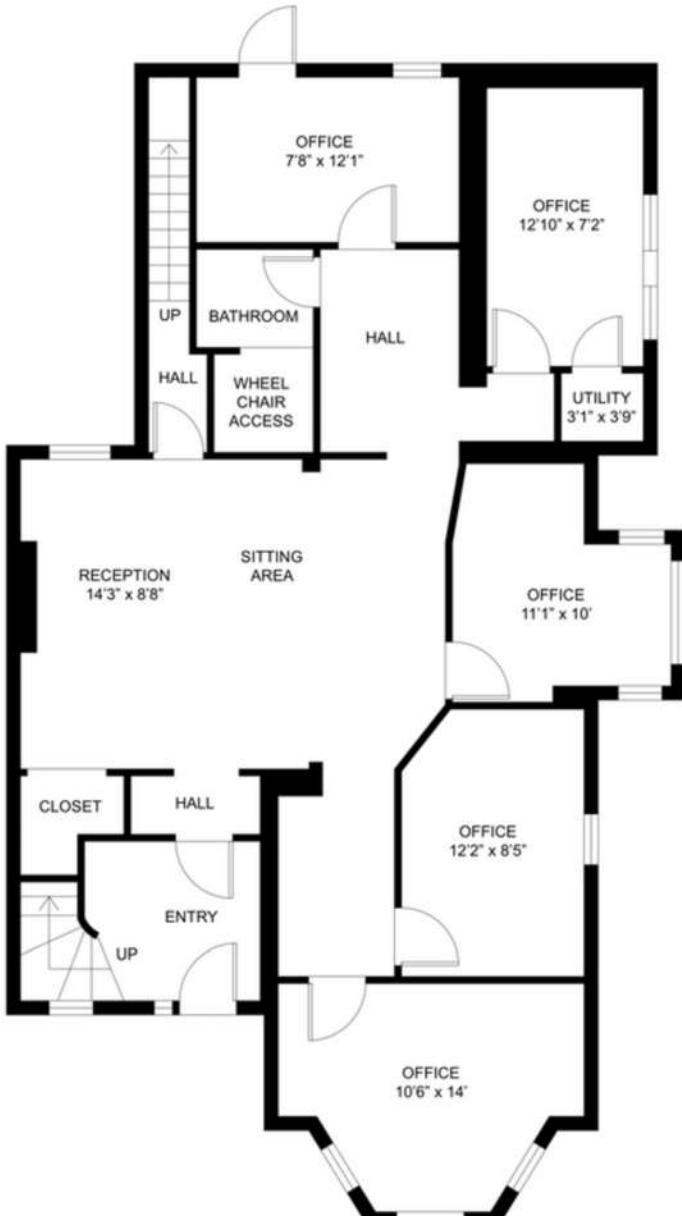
# Property Overview

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

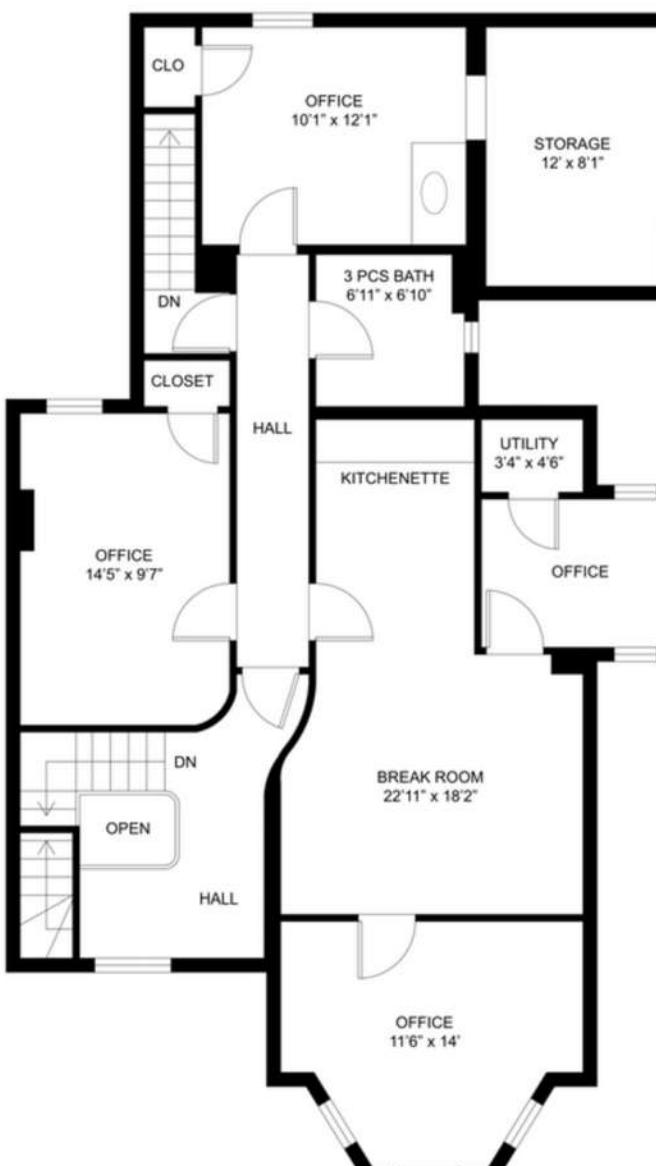
FIRST FLOOR

1,183 SQ.FT



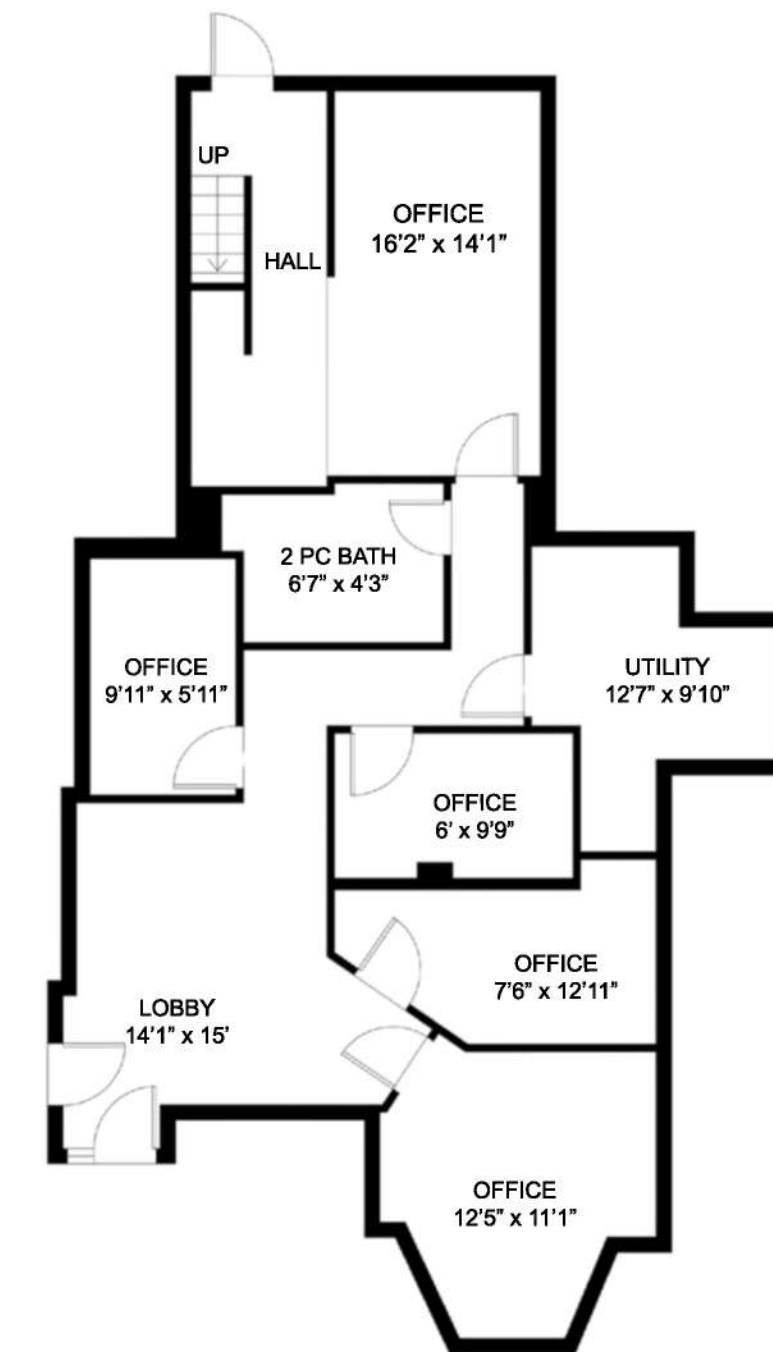
SECOND FLOOR

1,152 SQ.FT



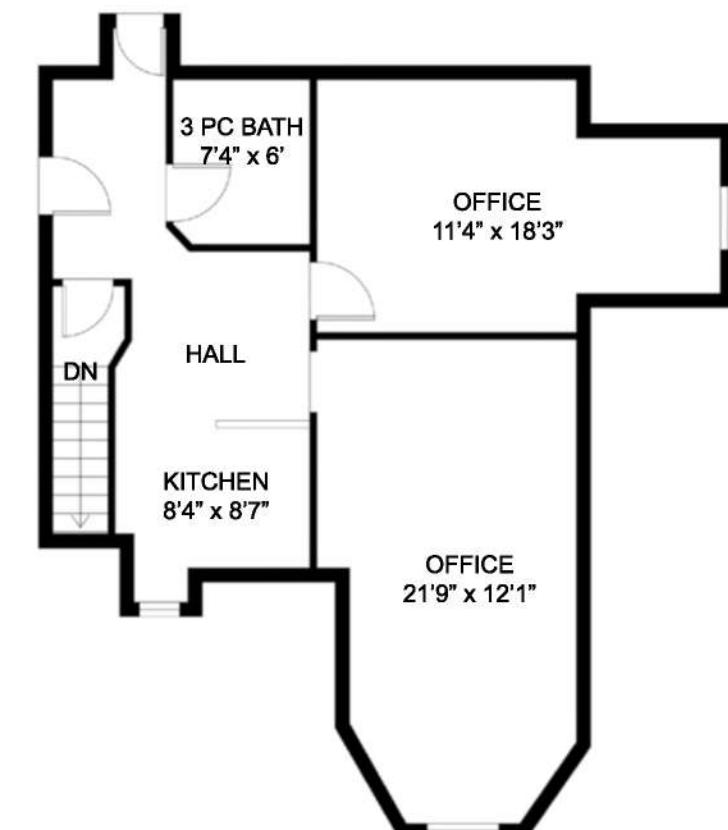
GROUND FLOOR

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
<b>Total Expenses</b>	<b>\$125,634.22</b>
<b>Net Operating Income</b>	<b>\$24,365.78</b>

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
<b>Monthly Payment</b>	<b>\$7,692.44</b>

# Investment Return

Base on Existing Lease Terms/Standard RBC rate

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

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

# Financial Overview

## Income

<b>Total Rental Income</b>	\$150,000.00
<b>Less: Vacancy Loss</b>	\$0.00
<b>Gross Income</b>	<b>\$150,000.00</b>

## Expenses

<b>Property Taxes</b>	\$23,324.93
<b>Property Insurance</b>	\$6,000.00
<b>Maintenance &amp; Repairs</b>	\$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

<b>Total Rental Income</b>	\$160,000.00
<b>Total Expense</b>	\$120,868.55
<b>Net Operating Income</b>	\$49,313.45

## Loan

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

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## Investment Return

<b>Monthly Return</b>	\$3,260.95
<b>Unrealized Gain</b>	\$2,373.43
<b>Total Monthly Return</b>	\$5,643.38

<b>Annual Return</b>	\$39,131.45
<b>Unrealized Gain</b>	\$28,481.12
<b>Total Annual Return</b>	\$67,612.57



Andre Joseph

Commercial Sales Representative

647-286-0785  
905-766-9066  
ajoseph@ccgcommercial.ca

Hassan Javeed

Commercial Sales Representative

647-917-2942  
905-766-9065  
hjaveed@ccgcommercial.ca

7145 WEST CREDIT AVE B1 #100  
MISSISSAUGA, Ontario L5N 6J7