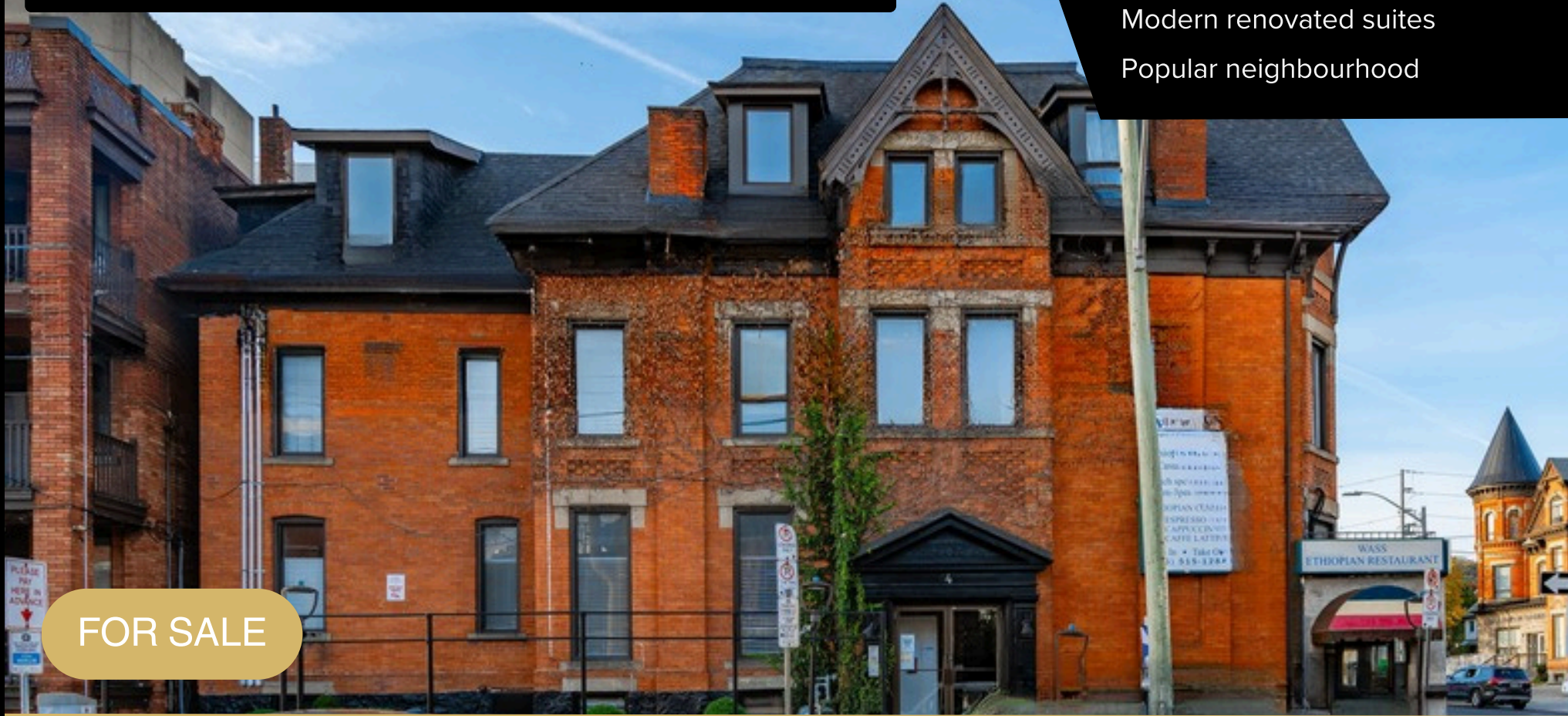


James & Forest Apartments, Hamilton, ON

Steps from St. Joseph's Hospital
Modern renovated suites
Popular neighbourhood



INVESTMENT SUMMARY Turnkey walk-up in the Heart of vibrant Corktown

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REAL COMMERCIAL GROUP

Real Estate. Real Solutions.



The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of the **James & Forest Apartments** (4,8,14 Forest Avenue & 209 James Street South) - a charming apartment in the heart of desirable Corktown. Ideally located beside St. Joseph's teaching hospital, steps from the GO Station and minutes to Downtown Hamilton, this character-rich walk-up offers strong curb appeal and modern, renovated suites. With **stable tenancy and a prime location**, this is an excellent opportunity for investors seeking resilient cash flow in a growing market.

BUILDING DETAILS

Legal Description	PT LT 200 GEORGE HAMILTON SURVEY PL 1431 HAMILTON AS IN CD350019; HAMILTON
Lot Size	10,817 SF
GBA	2,763 SF 1,895 SF 11,001 SF
Year Built	1900
Heating Type	Forced Air Gas & Heat pump
Hot Water Source	Shared system
Hydro Metering	Separate Meters
Parking	6 Surface spaces
Laundry	6 Units
Storage	No Units
Management	Effort Trust
Zoning	D-1
Total Units	25

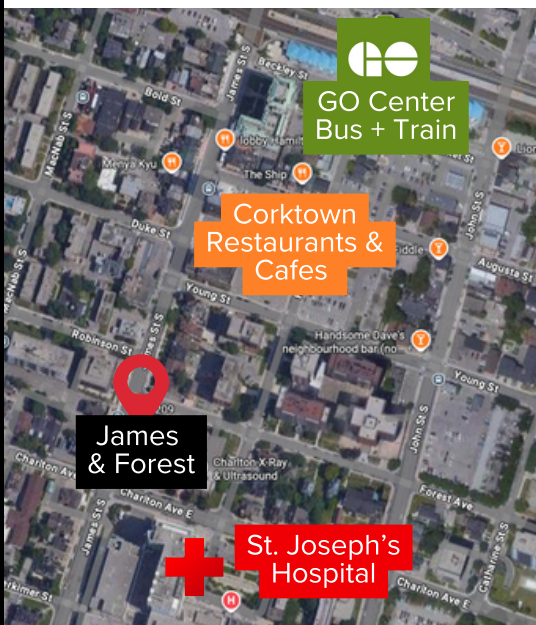
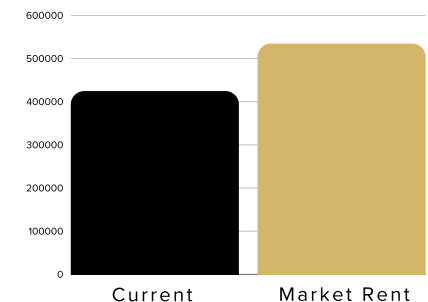
KEY FINANCIAL METRICS

Cap Rate	5.25%
Current Annual Rent	\$424,597
Current NOI	\$245,961
Sale Price	\$4,495,000
\$/Suite	\$179,800

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
Bachelor	1	\$1,299	\$1,350	\$51
1-Bed	18	\$1,248	\$1,600	\$352
2-Bed	4	\$1,420	\$2,100	\$680
Commercial	2	\$2,960	\$3,000	\$40

Rent Comparison





Steps from a major teaching hospital and downtown Hamilton - this is where **heritage charm meets stable, long-term rental income.**

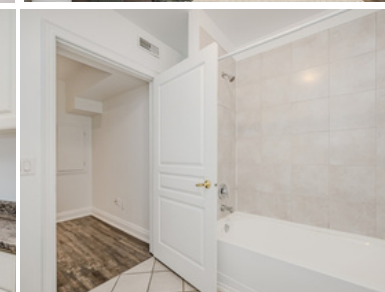
- **Modern suites** renovated in the past 5 years
- Individual **temperature controlled** units
- **Secured door** and intercom system
- **Onsite laundry** located at Building 8

Beautifully renovated and professionally managed units with heritage charm, this property boasts a desirable mix of modern bachelor 1- and 2-bedroom apartments. Ideally located beside St. Joseph's teaching hospital, it's a top choice for healthcare professionals, and young urban renters. Just steps from the vibrant Corktown district, and a short walk to downtown Hamilton, this turnkey asset delivers strong, stable cash flow in a high-demand, growth-oriented rental market.

SUITE MIX

1	Bachelor
18	1-Bedroom
4	2-Bedroom
2	Commercial

There is **no immediate capital expenditure** required for this turnkey opportunity.





Vibrant Community
Corktown



Beautiful Parks
Durand Park



Healthcare
St. Joseph's Hospital



Transit
Hamilton GO + Bus Station

For investors, Hamilton represents the **ideal mix of affordability, population growth, and long-term tenant stability**

Desirable Neighbourhood

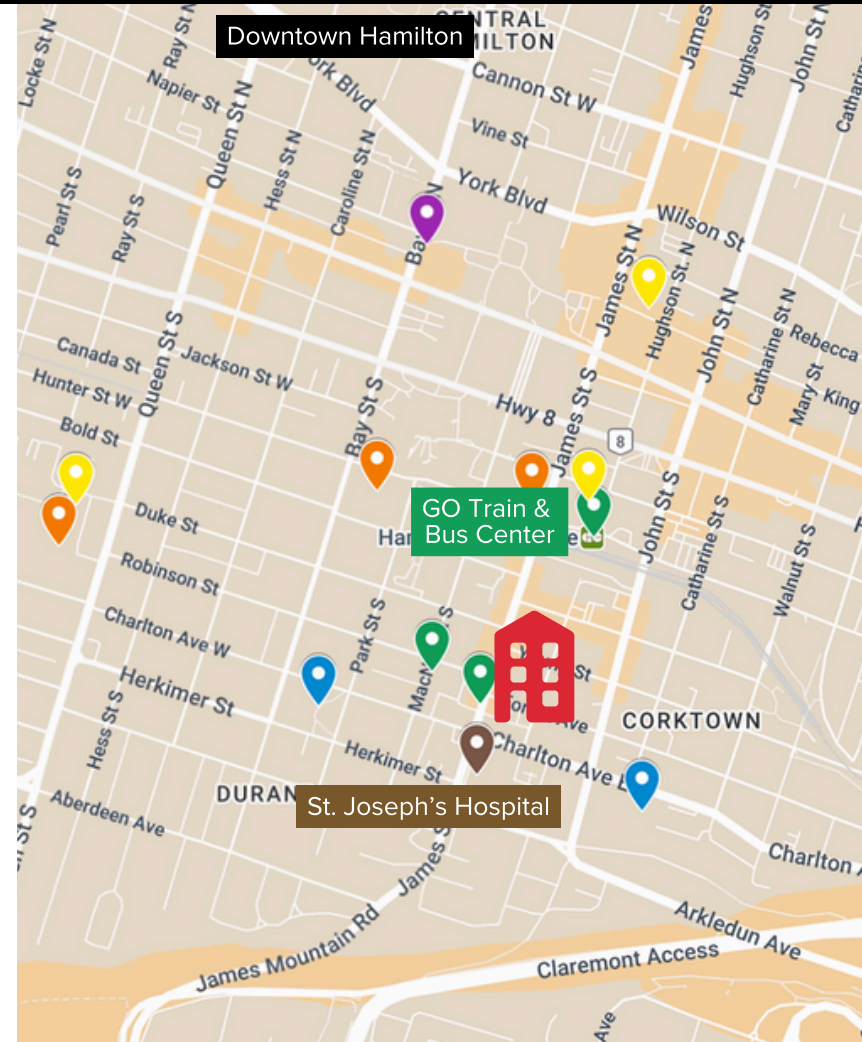
Corktown attracts young professionals, healthcare workers, and students with its walkability, vibrant local scene, restaurants like Menya Kyu, Ciao Bella Hamilton, Lobby Hamilton and Durand Coffee.

Next to St. Joseph's Hospital

St. Joe's is a leading **600+ bed teaching hospital**. With strong ties to McMaster University and Mohawk College, it drives demand for nearby housing and long-term rental stability.

Steps to Train & Bus Hub

Just steps from Hamilton GO Centre, this location offers exceptional transit connectivity. With seamless access to bus routes, major arterial roads, and GO stations, this site is ideally positioned for commuters and professionals.



4,814 Forest Avenue &
209 James Street South

Grocery Stores

Bus & Train Stops

Parks

Restaurants & Cafes

Schools

Hospital

James & Forest Apartment Complex

Hamilton, ON
Multi-Residential

Offering Guidelines

To facilitate evaluation, offers should include the following information:

- Proposed Purchase Price
- Legal Name of the Purchaser
- Names of Ultimate Beneficial Owners and Ownership Percentages
- Evidence of Financial Capability to Complete the Transaction
- Confirmation that the Property Will Be Purchased on an "As-Is, Where-Is" Basis
- Proposed Conditions and Transaction Timeline
- Delivery Details for Legal Notices (email & mailing address)

Offers may be submitted using a Letter of Intent or Agreement of Purchase and Sale. The Vendor reserves the right to accept or reject any offer and may remove the property from the market at its sole discretion.

Data Room Material

A data room has been prepared and access will be granted upon receipt of a signed Confidentiality Agreement. Please contact the listing agents to initiate this process.

This brochure is provided for informational purposes only and is not an offering or binding agreement. All information is believed to be accurate but is not guaranteed. Buyers must conduct their own due diligence. This material is confidential and may not be shared or reproduced without written consent from Real Commercial Group, operating under Real Broker Ontario Ltd.

Please contact listing agents to discuss pricing

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The Vendor has retained Real Commercial Group, operating under Real Broker Ontario Ltd., to act as exclusive advisor for the sale of this Property.