

# Melvin | 46 Unit Alteration

Hamilton



**Property Type:** Existing 45-Unit Apartment Building

**Final Target:** 46 Legal Residential Units + Building Upgrades

**Project Overview:**

We work with many investors who want the **highest rate of return** from their properties—and often, that means looking beyond the obvious. In this case, the owner of a **45-unit apartment building** assumed they had maxed out the building's potential. But after working with our architectural design team, a creative opportunity surfaced: **converting an underused common area into a legal 46th unit.**

In addition to the unit conversion, the building is also undergoing **interior and exterior upgrades**, including a **new front porch addition**—enhancing both curb appeal and long-term tenant satisfaction.

**Scope & Strategy:**

- Identified and redesigned a **common area into a fully functional residential unit**, increasing unit count
- Ensured the new suite complies with OBC fire separations, egress, ventilation, and livability standards
- Coordinated additional **interior cosmetic improvements** to existing common areas and shared corridors
- Designed a **new front porch addition** to improve exterior aesthetics and tenant experience

**Challenges Solved:**

- Found new revenue potential in what was previously considered “dead” space
- Balanced construction strategy to add a unit without disrupting existing tenants
- Improved market positioning and valuation through both density and design enhancements

**Investor Benefits:**

- Increased unit count from **45 to 46**, immediately boosting rental income and long-term building value
- Enhanced tenant satisfaction with interior and curb appeal upgrades
- Proof that even stabilized assets can be optimized further through creative design thinking

**Current Status:**

Building Permit Approved. Unit and exterior improvements are completed