

1050 CHAMPLAIN MONT-BELLEVUE

8 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located in the Mont-Bellevue sector, this brick 8-unit apartment building represents an attractive investment opportunity. It consists of 6 one-bedroom units (3½) and 2 bachelor units (2½). One unit has been completely renovated, while others have benefited from various updates. The roof is new, and several additional improvements have been completed. Strategically located near the university, parks, services, and major transportation routes. Potential for future rental income growth.

HIGHLIGHTS

- ✓ 8 units with great potential for improvement!
- ✓ Over \$200,000 in recent renovations.
- ✓ Ample storage space in the basement, including a laundry room.
- ✓ Secure entry with an intercom system.

ASKING PRICE :
\$1,150,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2025–2026: Complete renovation of 1 apartment and complete renovation of the kitchen and flooring in another apartment.

Refresh of 4 apartments.

2025: Roof

Fire system upgrade

Intercom system

Internet connection

Addition of several heat pumps

Recent \$200,000 investment

ADDITIONAL INFORMATION

The sale is made without any legal warranty of quality, at the buyer's own risk.

Internet access is provided to tenants.

The oil bill was estimated at \$1,000, as the conversion for the six units was carried out recently.

Responsibility for appliances

6 units with washer/dryer

Number of units

8



Number of Parking Spaces

6 spaces

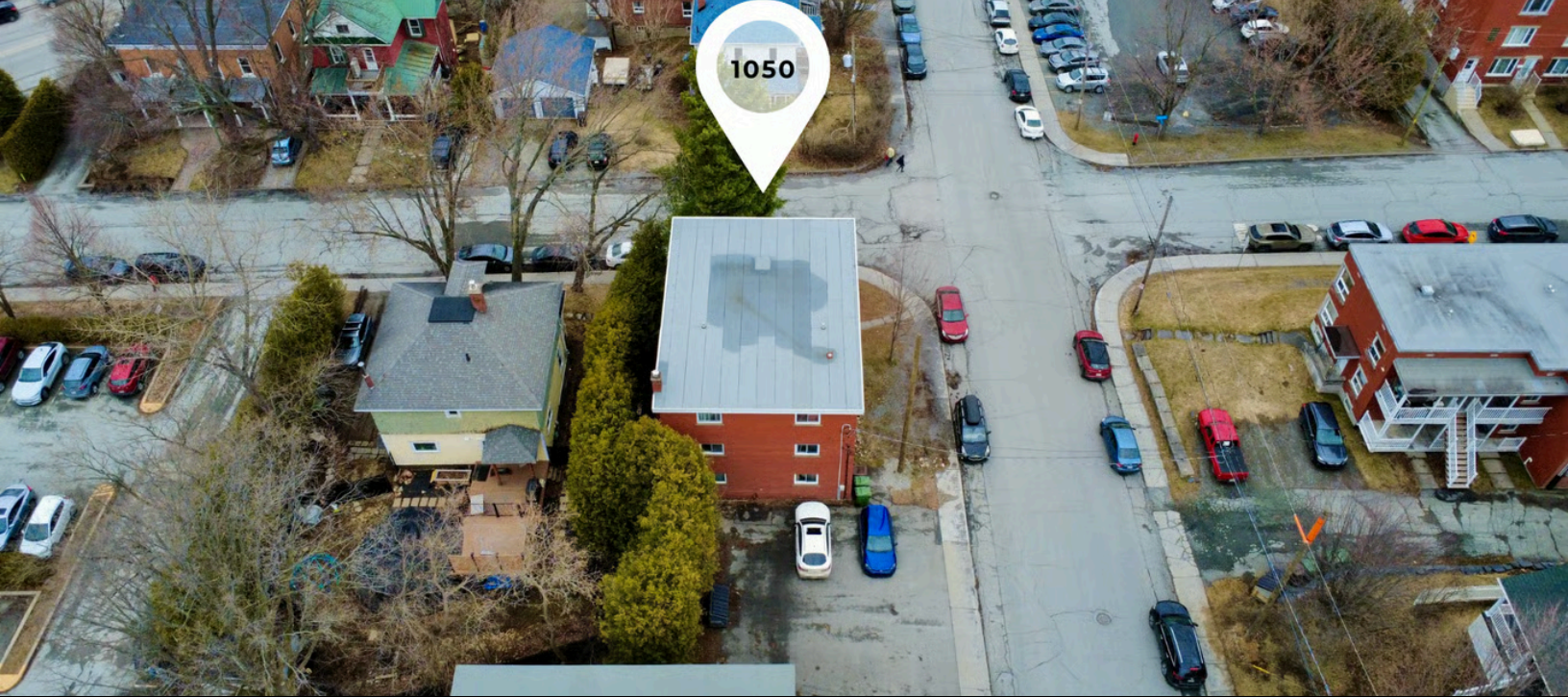
Hot Water System

Central tank - Dual-energy (Oil and electricity)



Heating System

Converted to electric power for 6 units and hot water, heat pumps



1050 Champlain, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 029 747

Total Municipal Assessment

Total Municipal Assessment 584 700 \$

Municipal Land Assessment 96 100 \$

Municipal Building Assessment 488 600 \$

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 1965

Electromechanical System

Fire System Yes, up to date

Building type

Laundry Room Yes, there is a fee

Number of Rooms 22

Number of Units 6 x 3.5, 2 x 2.5

Washer/Dryer Inlet Yes, except 2 units

Appliance Responsibility 6 units with washer/dryer

Heating Responsibility Tenants/Landlords for the 5 and 6

Hot Water Responsibility Owner

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 6 spaces

Area

Land Surface Area 4,700 sq.ft



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Central tank - Dual-energy (Oil and electricity)

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Internet

Condition of Doors

Good condition

Intercom and Doorbell

Yes, secure system

Condition of Windows

Aluminum-coated glass; to be checked

Exterior Siding

Brick

Floor Covering

Vinyl, ceramic

Plumbing

Copper, ABS, PEX

Condition of Balconies

Fiberglass and wrought iron

Heating System

Converted to electric power for 6 units and hot water, heat pumps

Condition of Kitchens

Renovated and in good condition

Condition of Bathrooms

Renovated and in good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$78,720	99.4 %	\$820
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$500	0.6 %	\$5
Total Revenues	\$79,220		\$825
Vac. / Bad debt	\$2,377	3 %	\$25
EGR	\$76,843		\$800

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,458	4.5 %	\$432
Municipal Taxes	Current	\$8,482	11 %	\$1,060
School Taxes	Current	\$405	0.5 %	\$51
Insurance	Current	\$4,718	6.1 %	\$590
Electricity	Estimated	\$3,512	4.6 %	\$439
Heating	Estimated	\$1,000	1.3 %	\$125
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.6 %	\$250
Maintenance	Normalised	\$5,600	7.3 %	\$700
Appliances	Estimated	\$720	0.9 %	\$90
WiFi	Current	\$1,545	2 %	\$193
Heat Pump				
CHMC: Other Costs	Normalised	\$768	1 %	\$96
Total Expenses		\$32,208	41.9 %	\$4,026
Net Revenue		\$44,635		\$5,579

FINANCING

schl

Maximum loan amount	\$640,252	\$756,661	\$511,632	\$787,278
Financing CAP	5.93 %	5.01 %	6.54 %	5.39 %
Debt coverage ratio	1.3	1.1	1.25	1.1
Interest Rate	4.5 %	4.5 %	5.0 %	4.5 %
Amortization	40 Years	40 Years	25 Years	45 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

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Net Revenue	\$44,635	\$44,635	\$44,635	\$44,635
Annual Mortgage Cost	\$36,494	\$42,869	\$35,708	\$42,960
Net cash after mortgage	\$8,142	\$1,766	\$8,927	\$1,675

RETURN ON INVESTMENT

Down Payment	\$509,748	\$393,339	\$638,368	\$362,722
Cash on cash return	1.6 %	0.4 %	1.4 %	0.5 %
Return on liquidity + capitalization	2.8 %	2.3 %	3.1 %	2.1 %
Total yearly return with appreciation	of 5.84 % 16 %	of 2 % 8.17 %	of 2 % 6.67 %	of 2 % 8.43 %

CPU
143 800 \$

GIM
14,5

NIM
25,8

CAP
3,9 %

