FOR SALE

11815 RANGER | AHUNTSIC

PMML

27 UNITS





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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

27 units located at 11815 Ranger in Ahuntsic-Cartierville. This property consists of 4 x 5.5, 12 x 4.5, 10 x 3.5 and 1 x 1.5. Many of units have been renovated as well as a good part of the plumbing. The property is situated in a location with very strong rental demand, allowing the property to be fully occupied. The heating and hot system is a gas furnace at the owner's expense. The building is well located within walking distance of both the new REM station, grocery stores, the YMCA, as well as schools and daycares, providing great convenience for the residents.

HIGHLIGHTS

- Large spacious units
- Well located within walking distance of most services, amenities, schools and parks.
- Many units already renovated easing management and capital costs.
- Possibility of optimization of revenues and expenses

ASKING PRICE :

$6,795,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Many apartments including kitchen and bathrooms
Large portion of plumbing

ADDITIONAL INFORMATION

There is a mortgage to assume:

Approximate loan amount: 4,436,000$ | Interest rate: 4.30 % | Monthly payment: 19,272$ | Amortization : 40 years | Term: December 1st 2028

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

Responsibility for appliances
26 to landlord

Number of units
27



Number of Parking Spaces
None

Hot Water System
Natural gas





Heating System
Natural gas



11815 Ranger, Ahuntsic



BUILDING DESCRIPTION

General Information

Cadastral number	1435414

Total Municipal Assessment

Total Municipal Assessment	$ 3 791 900
Municipal Land Assessment	$ 560 600
Municipal Building Assessment	$ 3 231 300

Construction

Number of Storeys	3
Type of Building	Semi-detached
Type of Construction	Brick and wood
Year of Construction	1962

Building type

Laundry Room	Yes - Leased from Coinamatic
Number of Units	27
Washer/Dryer Inlet	Yes common areas + 1 unit
Appliance Responsibility	26 to landlord
Heating Responsibility	Landlord - gas
Hot Water Responsibility	Landlord - gas

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

Parking

Type of Parking	None
Number of Parking Spaces	None

Area

Land Surface Area	9 284 pi2





FEATURES

Plumbing

A large part of the plumbing has been updated

Condition of Roof

Elastomeric membrane

Condition of Doors

Acceptable

Condition of Balconies

Acceptable

Concierge Agreement

None

Intercom and Doorbell

Yes

Heating System

Natural gas

Hot Water System

Natural gas

Condition of Windows

Aluminum

Condition of Kitchens

Approximately 15 units have been renovated.

Electrical Panels

Circuit breakers

Exterior Siding

Brick

Condition of Bathrooms

Several renovated.

Environmental Report

Yes, 2-3 years old

Floor Covering

Hardwood, vinyl, and ceramic floors.

REVENUE

	yearly	% / GR	RPU (m)
Residential	$424,272	99.3 %	$1,309
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	$3,000	0.7 %	$9
Other Revenues			
Total Revenues	**$427,272**		**$1,319**
Vac. / Bad debt	$12,818	3 %	$40
EGR	**$414,454**		**$1,279**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$20,723	5 %	$768
Municipal Taxes	Current	$21,477	5.2 %	$795
School Taxes	Current	$2,589	0.6 %	$96
Insurance	Current	$15,890	3.8 %	$589
Electricity	Current	$1,437	0.3 %	$53
Heating	Current	$18,798	4.5 %	$696
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	$9,855	2.4 %	$365
Maintenance	Current	$16,470	4 %	$610
Appliances	Current	$3,240	0.8 %	$120
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$4,145	1 %	$154
Coinamatic	Current	$890	0.2 %	$33
Total Expenses		**$115,513**	**27.9 %**	**$4,278**
Net Revenue		**$298,941**		**$11,072**

FINANCING

Maximum loan amount	$4,318,000	$5,469,458
Financing CAP		4.65 %
Debt coverage ratio		1.1
Interest Rate	4.3 %	3.97 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

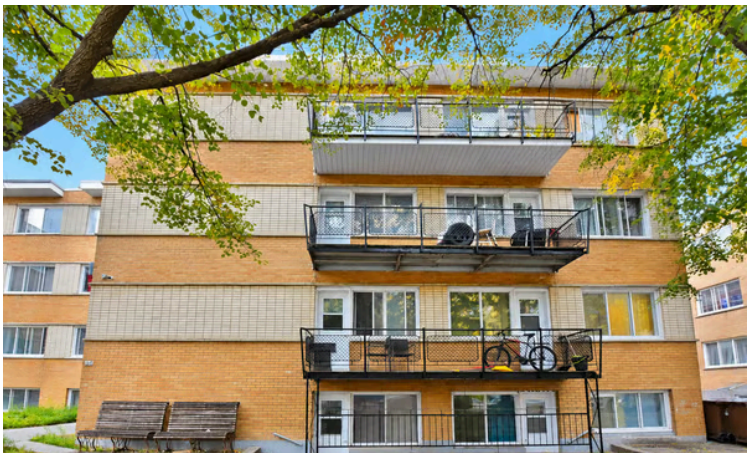
TREASURY

Net Revenue	$298,941	$298,941
Annual Mortgage Cost	$231,264	$286,885
Net cash after mortgage	$67,677	$12,055

RETURN ON INVESTMENT		
Down Payment	$2,477,000	$1,325,542
Cash on cash return	2.7 %	0.9 %
Return on liquidity + capitalization	4.6 %	5.5 %
Total yearly return with appreciation of 2 %	10.11 %	15.74 %

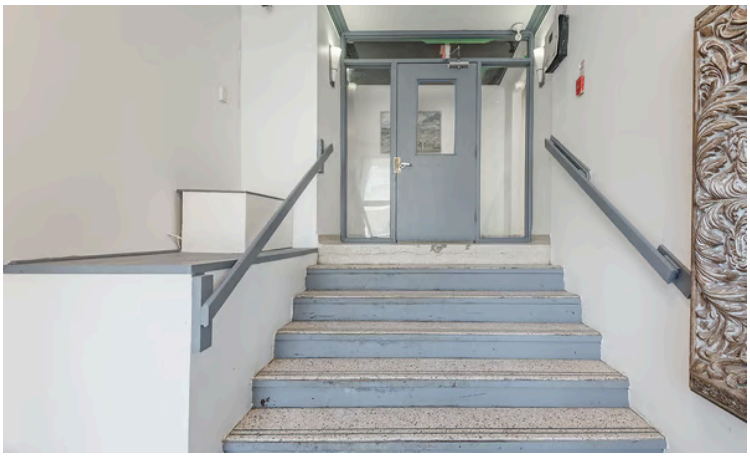
CPU	GIM	NIM	CAP
251 700 $	15,9	22,7	4,4 %



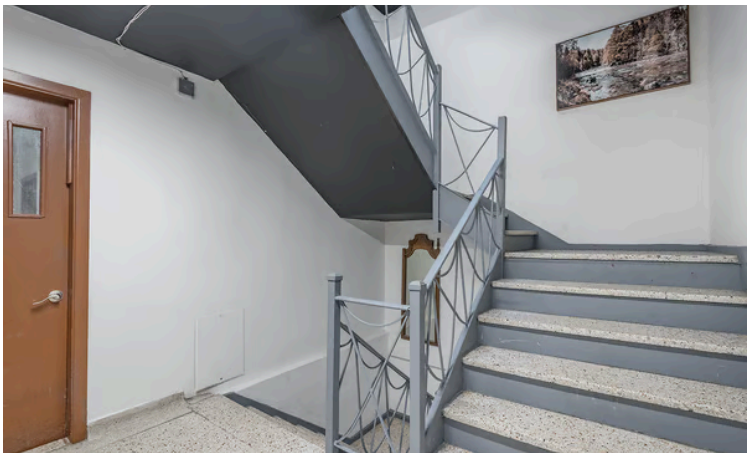


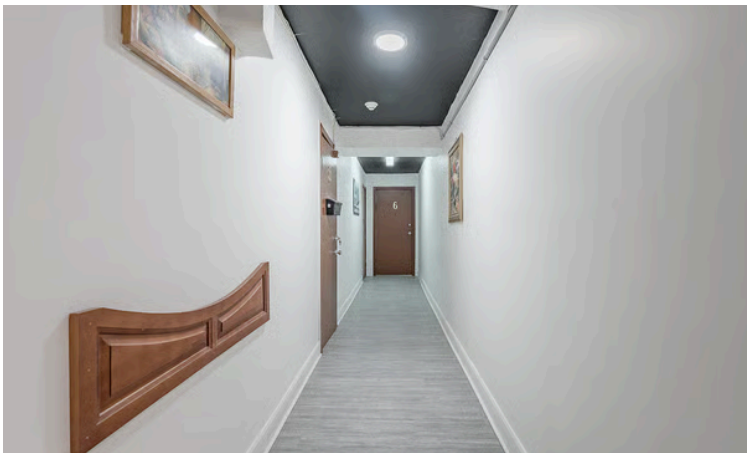



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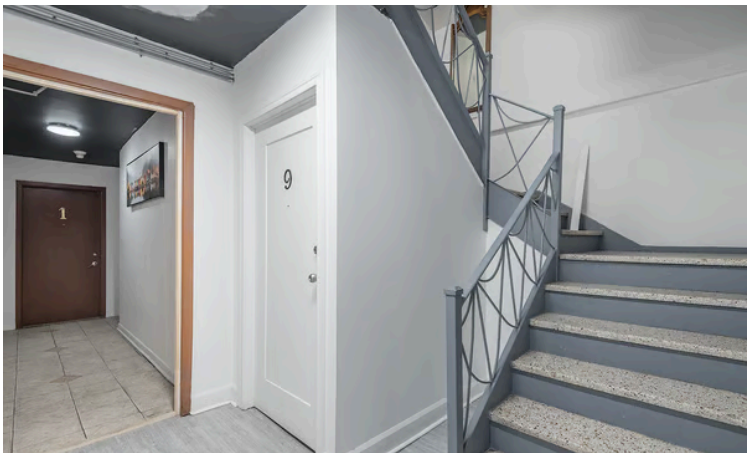




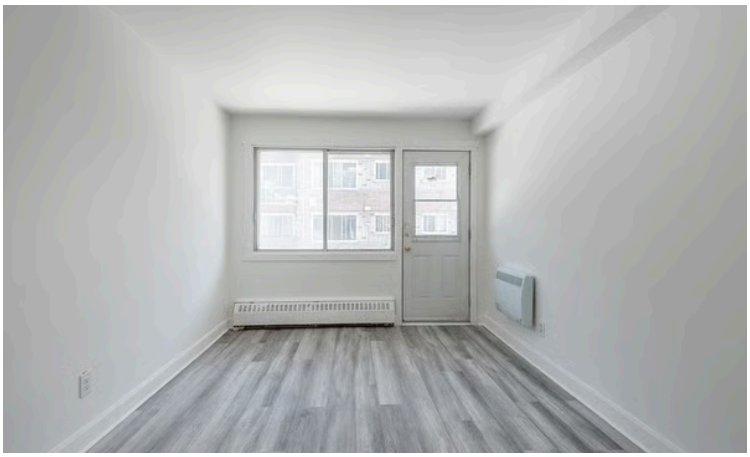




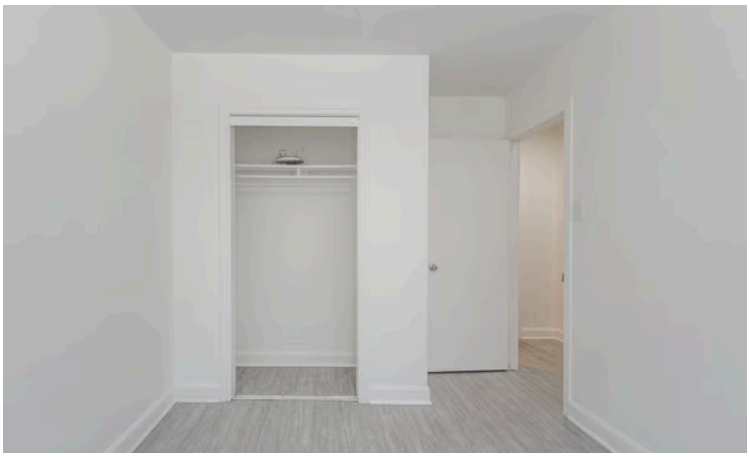



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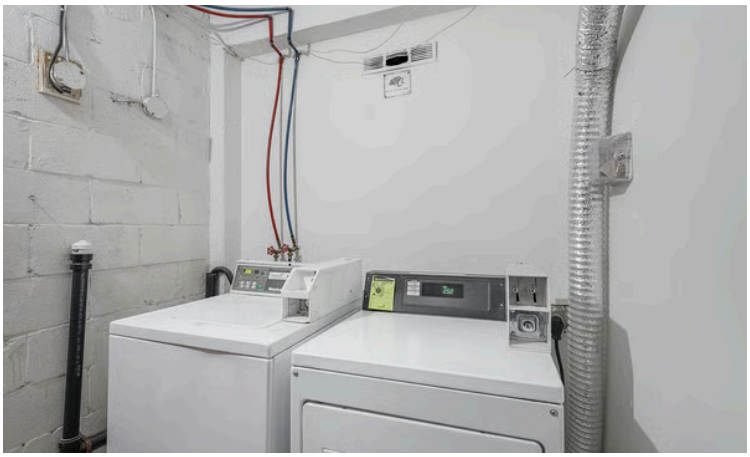

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