

120 SAINTE-ROSE LAVAL-OUEST

13 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

13 units building ideally located in Laval-Ouest, comprising 3 x 4.5 + 1 x 3.5 + 3 x 2.5 + 6 x 1.5, set on a large corner lot with 13 parking spaces. It features a paid laundry room as well as 8 storage spaces in the basement. The section including the 3 x 4.5 units was entirely built in 2021, while the main building has undergone significant renovations, including exterior siding, roofing, plumbing, and windows, with the majority of units also renovated. Exemplary and rigorous management with careful tenant selection. All energy costs are paid by the tenants. A rare investment offering stable income, supported by the quality of the asset and its strategic location.

HIGHLIGHTS

- ✓ Close to the Sainte-Dorothée and Deux-Montagnes REM stations.
- ✓ Near the shores of Rivière des Mille-Îles, Laval-sur-le-Lac Golf Club, Raymond Elementary School, several bus stops, and essential services.

ASKING PRICE :
\$2,280,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building expansion with the addition of 3 new 4½ units in 2021.

Replacement of patio doors, windows, and main entrance door in 2021.

Roof redone: existing section in 2015 and expanded section in 2021.

Installation of a fire protection system in 2021.

Complete renovation of 5 units: kitchens, bathrooms, electrical, plumbing, and flooring

Replacement of 7 water heaters. Electrical and plumbing systems updated in 2019.

Addition of a laundry room and storage spaces in the basement.

ADDITIONAL INFORMATION

8 storage spaces in the basement, 7 of which are currently not included in the leases and are not rented.

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

Responsibility for appliances

Owner

Number of units

13



Number of Parking Spaces

13 places

Hot Water System

Independent tanks



Heating System

Electrical baseboards



120 Sainte-Rose, Laval-Ouest



BUILDING DESCRIPTION

General Information

Cadastral number 6 301 413

Total Municipal Assessment

Total Municipal Assessment \$ 1 726 400

Municipal Land Assessment \$ 235 600

Municipal Building Assessment \$ 1 490 800

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1940

Electromechanical System

Fire System Smoke detectors |
Certified control panel

Building type

Laundry Room 1 Washer and 1 Dryer |
Coinmatic

Number of Rooms To be verified

Number of Units 3 x 4.5 + 1 x 3.5 + 3 x 2.5
+ 6 x 1.5

Washer/Dryer Inlet Yes, for the 3 x 4.5

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 13 places

Area

Land Surface Area 10 522 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

Good condition 2015 | Excellent condition 2021 | Elastomer membrane

Concierge Agreement

Yes, app#10

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase I 2021 | Compliant

Internet and Telecom

Yes

Condition of Doors

Excellent condition 2021

Intercom and Doorbell

Intercom

Condition of Windows

Excellent condition 2021 and Good condition

Exterior Siding

Brick and Vinyl

Floor Covering

Floating, Vinyl and ceramic

Plumbing

Copper, ABS and PEX

Condition of Balconies

Excellent condition | Fiberglass and Aluminum 2021

Heating System

Electrical baseboards

Condition of Kitchens

Recently renovated | Good condition

Condition of Bathrooms

Recently renovated | Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$152,700	97.6 %	\$979
Affordable Res.			
Commercial			
Lockers	\$2,760	1.8 %	\$18
Parking			
Laundry	\$1,000	0.6 %	\$6
Total Revenues	\$156,460		\$1,003
Vac. / Bad debt	\$4,694	3 %	\$30
EGR	\$151,766		\$973

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,588	5 %	\$584
Municipal Taxes	Current	\$19,025	12.5 %	\$1,463
School Taxes	Current	\$1,252	0.8 %	\$96
Insurance	Current	\$9,334	6.2 %	\$718
Electricity	Current	\$1,431	0.9 %	\$110
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$5,200	3.4 %	\$400
Maintenance	Normalised	\$9,100	6 %	\$700
Appliances	Estimated	\$2,100	1.4 %	\$162
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,518	1 %	\$117
Total Expenses		\$56,548	37.3 %	\$4,350
Net Revenue		\$95,218		\$7,324

FINANCING

Maximum loan amount	\$1,725,623	\$1,805,617	\$1,871,240
Financing CAP	4.67 %	4.98 %	4.81 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.0 %	4.0 %	4.0 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$95,218	\$95,218	\$95,218
Annual Mortgage Cost	\$90,946	\$91,140	\$90,672
Net cash after mortgage	\$3,787	\$3,593	\$4,061

RETURN ON INVESTMENT

Down Payment	\$554,377	\$474,383	\$408,760
Cash on cash return	0.7 %	0.8 %	1.0 %
Return on liquidity + capitalization	4.1 %	4.0 %	4.1 %
Total yearly return with appreciation	of 2 % 12.34 %	of 2 % 13.66 %	of 6.08 % 38.02 %

CPU
175 400 \$

GIM
14,6

NIM
23,9

CAP
4,2 %









