

130 20E AVENUE DEUX-MONTAGNES

18 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Superbe immeuble de 18 logements à Deux-Montagnes, situé à proximité de l'autoroute 640 et du REM. Magnifique immeuble de béton. Immeuble composé de 18 unités de grande qualité offrant des finitions de type condo: 18 x 4.5 dont tous les frais énergétiques sont à la charge des locataires. Emplacement recherché, idéal pour investisseurs à la recherche d'un immeuble moderne et durable. La société détenant l'actif a été spécifiquement créée pour ce projet unique et l'acheteur aura l'option d'acheter la totalité du capital-actions du vendeur.

HIGHLIGHTS

- ✓ Ideal location: Near the REM + Easy access to highways
- ✓ High-quality concrete building
- ✓ Condo-style finishes
- ✓ Indoor parking
- ✓ Elevator

ASKING PRICE :

\$6,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2021-2022

ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer,

Plenty of storage space

All wiring has been installed for the addition of electric car charging stations.

Responsibility for appliances

Owner



Number of units

18

Number of Parking Spaces

20 places

Hot Water System

Independent tanks



Heating System

Electric



130 20e Avenue, Deux-Montagnes



BUILDING DESCRIPTION

General Information

Cadastral number 1 975 484

Total Municipal Assessment

Total Municipal Assessment 5 077 900 \$

Municipal Land Assessment 514 900 \$

Municipal Building Assessment 4 563 000 \$

Construction

Number of Storeys 4

Type of Building Isolated

Type of Construction Concrete

Year of Construction 2022

Features

Plumbing PEX

Condition of Roof New

Condition of Doors Aluminium

Condition of Balconies Concrete

Condition of Windows Aluminium and PVC

Condition of Kitchens New

Electrical Panels Circuit breakers

Exterior Siding Brick; Concrete & Steel

Condition of Bathrooms New

Floor Covering Wood, ceramic

Electromechanical System

Fire System Yes

Building type

Laundry Room No

Washer/Dryer Inlet Yes, in the units

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The opportunity may take the form of an asset purchase or a share purchase

Parking

Type of Parking Indoor

Number of Parking Spaces 20 places

Area

Land Surface Area 1 042,700 m2



FEATURES

Plumbing

PEX

Condition of Balconies

Concrete

Heating System

Electric

Condition of Kitchens

New

Condition of Bathrooms

New

Condition of Roof

New

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase 1 & 2

Condition of Doors

Aluminium

Intercom and Doorbell

Intercom and a Doorbell

Condition of Windows

Aluminium and PVC

Exterior Siding

Brick; Concrete & Steel

Floor Covering

Wood, ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$415,380	100 %	\$1,923
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$415,380		\$1,923
Vac. / Bad debt	\$12,461	3 %	\$58
EGR	\$402,919		\$1,865

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$20,146	5 %	\$1,119
Municipal Taxes	Current	\$45,320	11.2 %	\$2,518
School Taxes	Current	\$3,611	0.9 %	\$201
Insurance	Current	\$8,863	2.2 %	\$492
Electricity	Current	\$8,855	2.2 %	\$492
Heating				
Snow Removal	Current	\$3,064	0.8 %	\$170
Elevator	Current	\$3,600	0.9 %	\$200
Lawn				
Structural Reserve				
Janitor	Normalised	\$7,200	1.8 %	\$400
Maintenance	Normalised	\$12,600	3.1 %	\$700
Appliances	Current	\$5,400	1.3 %	\$300
WiFi	Current	\$1,320	0.3 %	\$73
Heat Pump				
CHMC: Other Costs	Normalised	\$4,029	1 %	\$224
Ordure	Current	\$5,520	1.4 %	\$307
Total Expenses		\$129,528	32.1 %	\$7,196
Net Revenue		\$273,390		\$15,188

FINANCING

Maximum loan amount

Financing CAP

Debt coverage ratio

Interest Rate

Amortization

Term

TREASURY

Net Revenue

Annual Mortgage Cost

Net cash after mortgage


Contact your broker to determine financing options.

RETURN ON INVESTMENT

Down Payment

Cash on cash return

Return on liquidity + capitalization

Total yearly return with appreciation of null

CPU
388 600 \$

GIM
16,8

NIM
25,6

CAP
3,9 %







