

1333 BEAUBIEN EST ROSEMONT

16 UNITS

PMML

FOR SALE



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BUILDING TYPE

In a row, more than one side

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building with 16 units (16 x 2½) located in Rosemont-La Petite-Patrie. Built in 1959 and fully renovated in 1995, including electrical and plumbing systems. Several units have recently been renovated, featuring modern kitchens, new flooring, and updated bathrooms.

HIGHLIGHTS

16 x 2½ units • Building fully renovated in 1995 • TPO roof replaced in 2016 • Copper plumbing and wiring • Coinmatic laundry income • Outdoor parking.

ASKING PRICE :

\$2,750,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

TPO membrane roof replaced in 2016

The repointing of the joints on the rear wall and the replacement of the window sills underneath the rear windows

Several units renovated

Kitchens modernized

Flooring replaced

Interior painting

Doors replaced as needed

ADDITIONAL INFORMATION

Building held by the same owners for approximately 30 years. All leases expire on June 30, 2027. Additional income from the laundry room and parking spaces. Located on a commercial thoroughfare near public transportation.

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

Responsibility for appliances

Owner (Fridge + stove)

Number of units

16

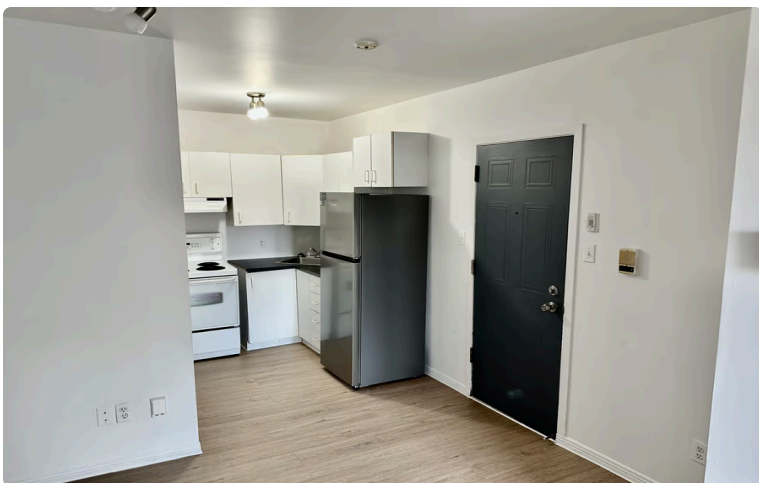


Number of Parking Spaces

2

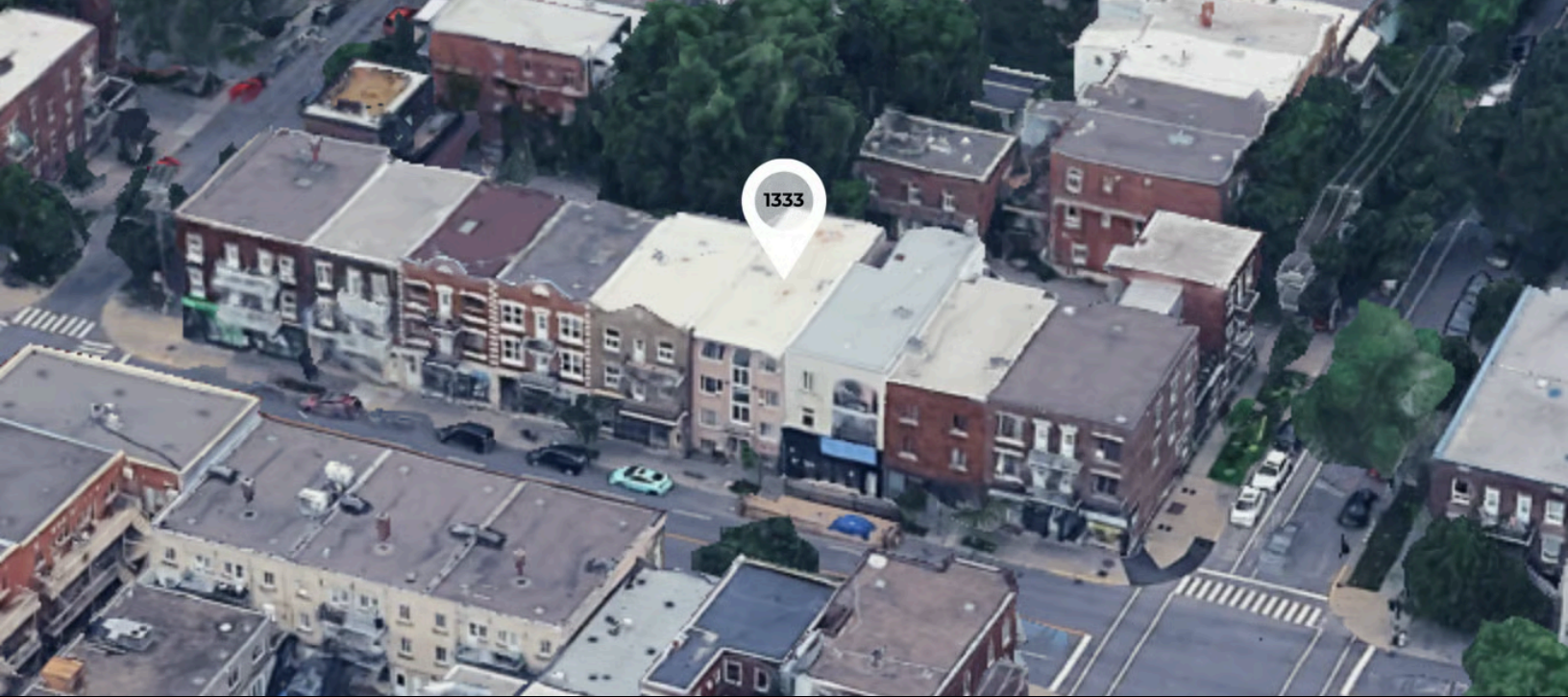
Hot Water System

Electric water heater

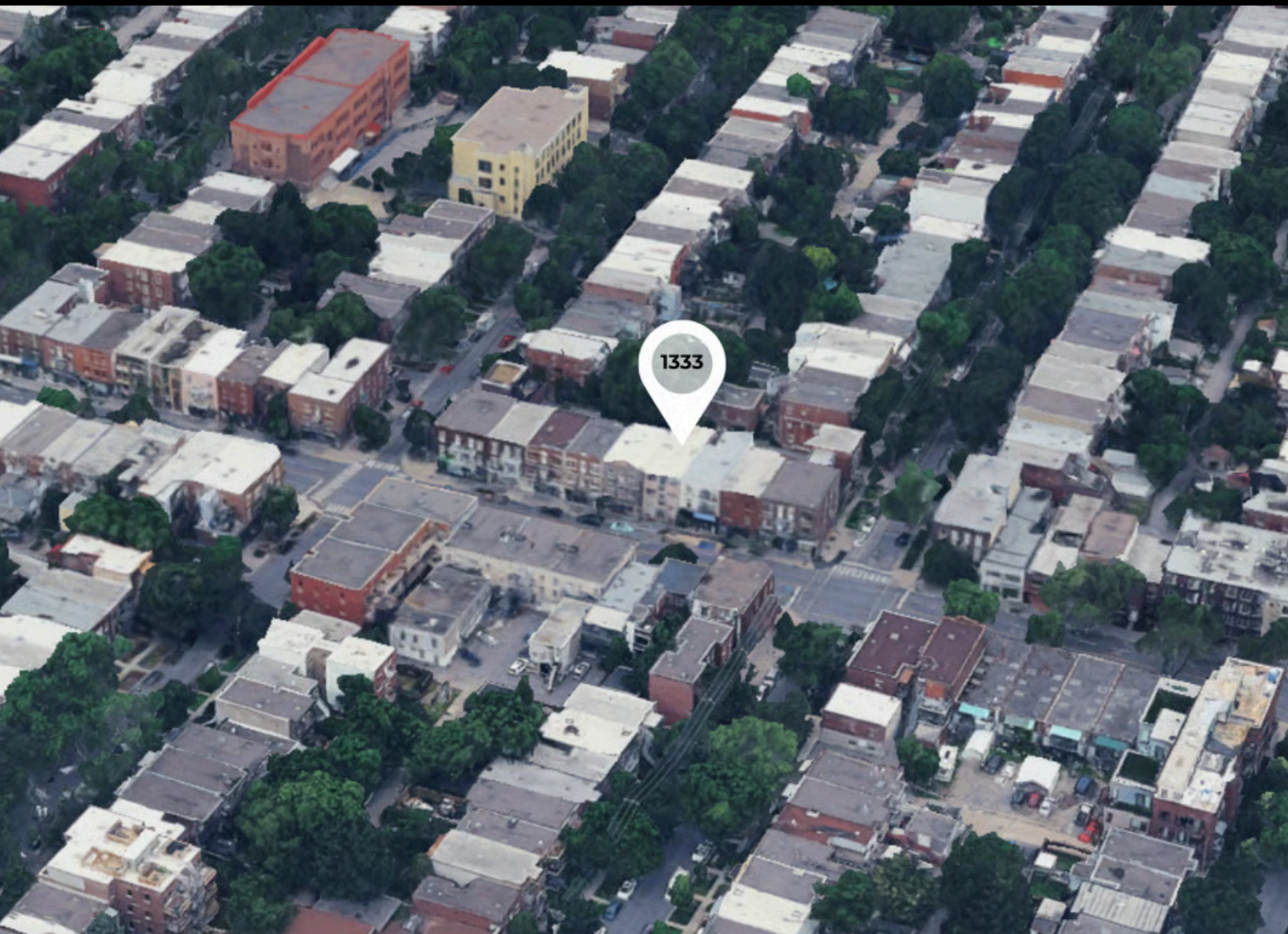


Heating System

Electric baseboards



1333 Beaubien Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 3 793 548

Total Municipal Assessment

Total Municipal Assessment 2 193 300 \$

Municipal Land Assessment 388 800 \$

Municipal Building Assessment 1 804 500 \$

Construction

Number of Storeys 3

Type of Building In a row, more than one side

Type of Construction Brick and wood

Year of Construction 1959

Completely renovated in 1995 (electrical and plumbing).

Electromechanical System

Fire System Mircom fire alarm system inspected annually

Building type

Laundry Room Coinamatic

Number of Rooms 32

Number of Units 16 x 2.5

Washer/Dryer Inlet No

Appliance Responsibility Owner (Fridge + stove)

Heating Responsibility Owner

Hot Water Responsibility Owner

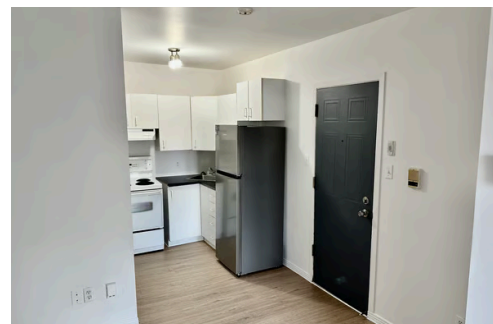
Parking

Type of Parking Exterior

Number of Parking Spaces 2

Area

Land Surface Area 2462 sq. ft.



FEATURES

Fenced

Yes (backyard)

Condition of Roof

2016 - Membrane

Concierge Agreement

Non

Hot Water System

Electric water heater

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Internet and Telecom

N/A

Condition of Doors

Steel and glass doors, excellent condition

Intercom and Doorbell

Intercom

Condition of Windows

Aluminum sliding windows, good condition

Exterior Siding

Brick and stucco

Floor Covering

Floating floor and ceramic tile

Plumbing

Copper

Condition of Balconies

N/A

Heating System

Electric baseboards

Condition of Kitchens

Several renovated kitchens with melamine cabinets.

Condition of Bathrooms

Good condition, ceramic flooring and modern appliances.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$161,004	98.8 %	\$839
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$2,000	1.2 %	\$10
Total Revenues	\$163,004		\$849
Vac. / Bad debt	\$4,890	3 %	\$25
EGR	\$158,114		\$824

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,906	5 %	\$494
Municipal Taxes	Current	\$12,591	8 %	\$787
School Taxes	Current	\$1,489	0.9 %	\$93
Insurance	Current	\$6,509	4.1 %	\$407
Electricity	Current	\$11,880	7.5 %	\$743
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	4 %	\$400
Maintenance	Normalised	\$11,200	7.1 %	\$700
Appliances	Current	\$1,920	1.2 %	\$120
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,581	1 %	\$99
Coinamatic	Current	\$1,103	0.7 %	\$69
Total Expenses		\$62,579	39.6 %	\$3,911
Net Revenue		\$95,535		\$5,971

FINANCING

Maximum loan amount	\$1,361,888	\$1,702,572	\$1,778,362	\$1,840,081
Financing CAP	5.96 %	4.77 %	5.10 %	4.93 %
Debt coverage ratio	1.3	1.1	1.1	1.1
Interest Rate	4.15 %	4.15 %	4.15 %	4.15 %
Amortization	35 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$95,535	\$95,535	\$95,535	\$95,535
Annual Mortgage Cost	\$77,917	\$91,740	\$91,935	\$91,462
Net cash after mortgage	\$17,618	\$3,795	\$3,600	\$4,073

RETURN ON INVESTMENT

Down Payment	\$1,388,112	\$1,047,428	\$971,638	\$909,919
Cash on cash return	1.3 %	0.4 %	0.4 %	0.4 %
Return on liquidity + capitalization	2.6 %	2.1 %	1.9 %	1.8 %
Total yearly return with appreciation	of 2 % 6.59 %	of 2 % 7.34 %	of 4.6 % 14.91 %	of 5.06 % 17.05 %

CPU

171 900 \$

GIM

16,9

NIM

28,8

CAP

3,5 %



