

1460 - 1468 DE VILLE-MARIE HOCHELAGA-MAISONNEUVE

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Building of 5 units spread over 3 floors, comprising 1 x 7.5 + 2 x 4.5 + 2 x 3.5, including 2 vacant units ready to be rented or available for immediate occupancy. Ideally located in the heart of Hochelaga-Maisonneuve, near the Viau metro station, the Olympic Stadium and the Montréal Botanical Garden. The spacious ground-floor 7.5 unit provides direct access to the garage and a large backyard. Meticulously maintained over the years, the building and its units have benefited from numerous renovations and improvements. All energy costs are paid by the tenants. A rare opportunity for an investor seeking to maximize rental income or an owner-occupant looking for a spacious unit.

HIGHLIGHTS

- ✓ Bus stops for routes 34 Sainte-Catherine and 125 Ontario just steps away.
- ✓ Close to Promenade Ontario and its shops, cafés, restaurants, and terraces.
- ✓ Quick access to the Olympic Stadium, Botanical Garden, and Biodome.
- ✓ Easy access to downtown via the Green Line and major roadways.

ASKING PRICE :
\$1,374,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacement of the doors and windows on the front façade in 2020.

Reinforcement of the rear balconies.

Painting of the front staircase, as well as the fascias and soffits of the front balconies.

Replacement of the roof with a white TPO membrane.

Repair of the exterior stucco.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

5

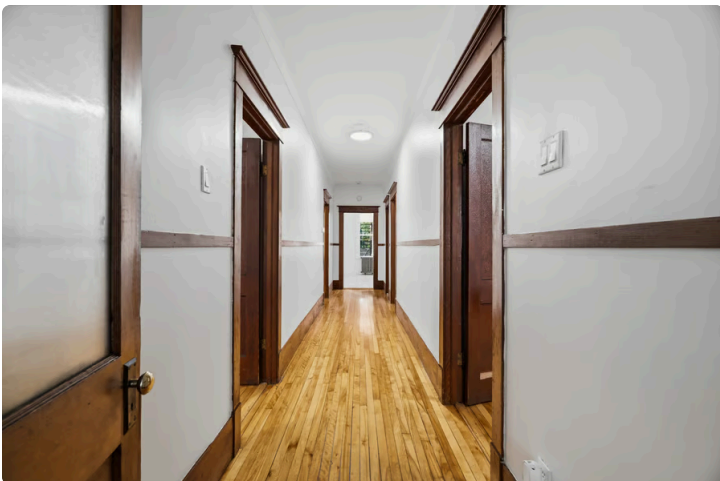


Number of Parking Spaces

1 Garage + 1 Places

Hot Water System

Independent tanks

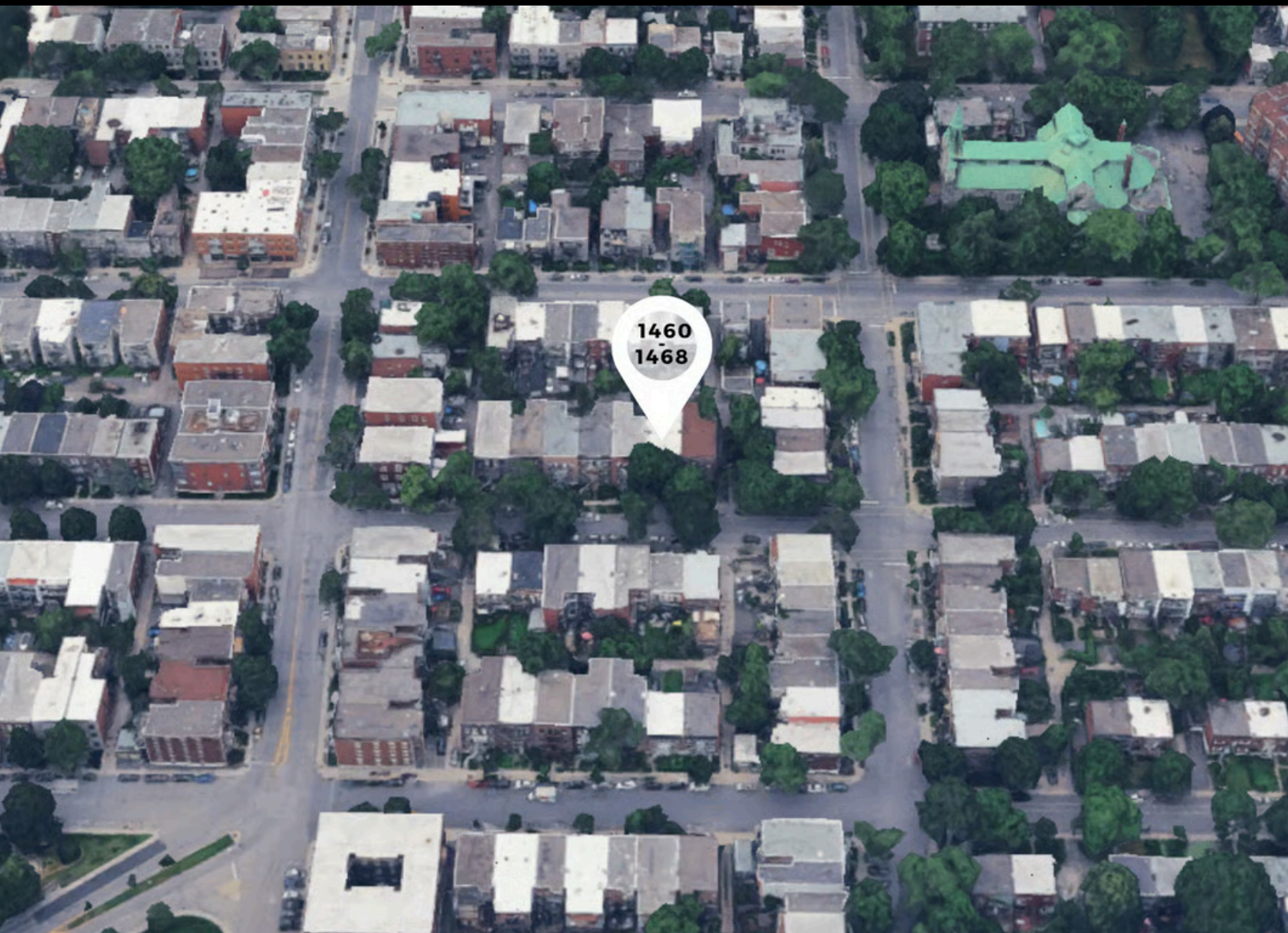


Heating System

Electrical baseboards



1460 - 1468 de Ville-Marie, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number	1363127
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Total Municipal Assessment

Total Municipal Assessment	\$ 1 100 300
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Municipal Land Assessment	\$ 318 900
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Municipal Building Assessment	\$ 781 400
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Construction

Number of Storeys	3
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Type of Building	In a row
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Type of Construction	Brick and wood
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Year of Construction	1922
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	No
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Number of Rooms	To be verified
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Number of Units	1 x 7.5 + 2 x 4.5 + 2 x 3.5
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Washer/Dryer Inlet	Yes, in each unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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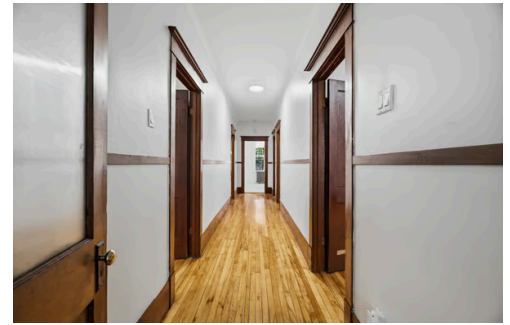
Parking

Type of Parking	Interior and exterior
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Number of Parking Spaces	1 Garage + 1 Places
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Area

Land Surface Area	2 985 sq. ft.
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FEATURES

Fenced

Yes, backyard

Condition of Roof

TPO Membrane | 11 to 12 years

Concierge Agreement

Non

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers | 100 AMP

Condition of Bathrooms

Good to average condition

Internet and Telecom

Yes

Condition of Doors

Good condition | Front doors replaced

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition | Front: 2020 - Back: approx. 20 years old

Exterior Siding

Brick

Environmental Report

No

Plumbing

Copper, ABS, and PEX

Condition of Balconies

Good condition | Front: Fiberglass - Back: Wood

Heating System

Electrical baseboards

Condition of Kitchens

Good condition | Kitchens removed from the two vacant units

Distance from fire station and hydrant

To be verified

Floor Covering

Hardwood and Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$82,440	100 %	\$1,374
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$82,440		\$1,374
Vac. / Bad debt	\$2,473	3 %	\$41
EGR	\$79,967		\$1,333

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,599	4.5 %	\$720
Municipal Taxes	Current	\$7,150	8.9 %	\$1,430
School Taxes	Current	\$817	1 %	\$163
Insurance	Current	\$4,454	5.6 %	\$891
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.6 %	\$250
Maintenance	Normalised	\$3,500	4.4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$800	1 %	\$160
Total Expenses		\$21,569	27.0 %	\$4,314
Net Revenue		\$58,398		\$11,680

FINANCING

Maximum loan amount	\$839,266	\$1,018,481	\$1,062,008	\$1,097,195
Financing CAP	5.22 %	4.87 %	5.22 %	5.06 %
Debt coverage ratio	1.15	1.1	1.1	1.1
Interest Rate	4.5 %	4.3 %	4.3 %	4.3 %
Amortization	30 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$58,398	\$58,398	\$58,398	\$58,398
Annual Mortgage Cost	\$50,781	\$56,366	\$56,163	\$55,875
Net cash after mortgage	\$7,617	\$2,031	\$2,235	\$2,523

RETURN ON INVESTMENT

Down Payment	\$534,734	\$355,519	\$311,992	\$276,805
Cash on cash return	1.4 %	0.6 %	0.7 %	0.9 %
Return on liquidity + capitalization	4.0 %	3.5 %	3.4 %	3.4 %
Total yearly return with appreciation of 2 %	9.11 %	11.25 %	12.23 %	13.29 %

CPU
274 800 \$

GIM
16,7

NIM
23,5

CAP
4,3 %

