

1626 LAROCQUE MONT-BELLEVUE

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit brick apartment building, ideally located at the end of a cul-de-sac in the Mont-Bellevue neighborhood. Strategically located just a few steps from École du Phare, parks, schools, and shops. It consists of 6 x 4½-room units, which are functional. Hot water is the landlord's responsibility, while tenants are responsible for heating. Some recent renovations have been completed, including the roof, balconies, some windows, and more. A great addition to your real estate portfolio!

HIGHLIGHTS

- ✓ Unit #3 is currently vacant. Available for rent at \$1,150.
- ✓ Storage space is available in the basement.
- ✓ Some pets are allowed under the lease terms.
- ✓ Option to purchase as part of a portfolio along with the 6 adjacent units (1616 Larocque)

ASKING PRICE :

\$1,015,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Wooden balconies – 2026

Last remaining windows to be replaced in July 2026

Brick and mortar work redone on part of the building's exterior – 2024

Roof resurfacing – 2023

Water heater – 2019, 2 x 2023, 2025

Adjustment of certain rents

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

6

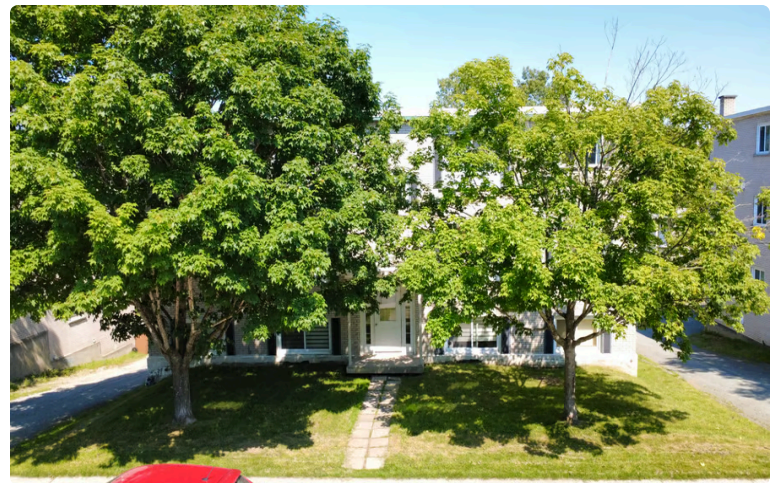


Number of Parking Spaces

6 spaces (paved driveway)

Hot Water System

2 x 60-Gallon Independent Tanks, 2020



Heating System

Electric baseboard heaters



1626 Larocque, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 031 674

Total Municipal Assessment

Total Municipal Assessment \$503 500

Municipal Land Assessment \$156 800

Municipal Building Assessment \$346 700

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1968

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces 6 spaces (paved driveway)

Area

Land Surface Area 7,492 sq.ft



FEATURES

Fenced

In the back

Condition of Roof

Soprema Membrane -
Resurfacing in 2023

Concierge Agreement

Yes, without contract

Hot Water System

2 x 60-Gallon Independent Tanks,
2020

Electrical Panels

Circuit Breakers

Environmental Report

N/A

Internet and Telecom

Internet

Condition of Doors

Good condition and fair condition

Intercom and Doorbell

Doorbell

Condition of Windows

PVC, sliding

Exterior Siding

Brick

Floor Covering

Floating, ceramic, tiles, carpet

Plumbing

Copper, ABS, PEX

Condition of Balconies

Wood - new

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition and fair condition

Condition of Bathrooms

Good condition and fair condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$71,400	100 %	\$992
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$71,400		\$992
Vac. / Bad debt	\$2,142	3 %	\$30
EGR	\$69,258		\$962

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,117	4.5 %	\$519
Municipal Taxes	Current	\$6,907	10 %	\$1,151
School Taxes	Current	\$353	0.5 %	\$59
Insurance	Estimated	\$2,714	3.9 %	\$452
Electricity	Current	\$2,292	3.3 %	\$382
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.2 %	\$250
Maintenance	Normalised	\$4,200	6.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$693	1 %	\$115
Location	Current	\$228	0.3 %	\$38
Total Expenses		\$22,003	31.8 %	\$3,667
Net Revenue		\$47,255		\$7,876

FINANCING

	schl	conv
Maximum loan amount	\$801,070	\$564,228
Financing CAP	5.01 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.5 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$47,255	\$47,255
Annual Mortgage Cost	\$45,735	\$39,379
Net cash after mortgage	\$1,520	\$7,876

RETURN ON INVESTMENT

Down Payment	\$213,930	\$450,772
Cash on cash return	0.7 %	1.7 %
Return on liquidity + capitalization	4.4 %	4.3 %
Total yearly return with appreciation of 3.93 %	23.04 %	13.2 %

CPU
169 200 \$

GIM
14,2

NIM
21,5

CAP
4,7 %



