

# 1650 LAROCQUE MONT-BELLEVUE

12 UNITS

# PMML

FOR SALE



**Jessika Lahaie**

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ [jessika.lahaie@pmml.ca](mailto:jessika.lahaie@pmml.ca)

PMML.CA



## BUILDING TYPE

Isolated

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

A 12-unit brick building consisting entirely of 4½-room apartments. Energy costs are the landlord's responsibility. Strategically located within walking distance of École Du Phare. Excellent potential for optimization, including the possibility of adding more units (subject to verification with the relevant authorities). The ground floor largely above grade is fully finished and features high ceilings. A must-see!

## HIGHLIGHTS

- ✓ Strategic and quiet location at the end of the street.
- ✓ Close to services, shops, and amenities.
- ✓ Internet access included for tenants.
- ✓ Upstairs units offer abundant natural light and unobstructed city views.

ASKING PRICE :  
**\$1,985,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Some steel doors - 2017

Natural gas furnace - 2015

Roof - 2012

All electrical panels - 2012

Several windows replaced - 2012-2013

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## ADDITIONAL INFORMATION

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The ground floor comprises two enormous storage spaces with good ceiling height currently used as storage for the seller.

MLI Select financing available for energy efficiency.

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

Electricity is included for unit #8.



## Responsibility for appliances

Tenants/Owner

## Number of units

12



## Number of Parking Spaces

About 20 spaces

## Hot Water System

Gas water heater 2019



## Heating System

Natural gas furnace (2015)





1650 Larocque, Mont-Bellevue





# BUILDING DESCRIPTION

## General Information

Cadastral number 1 031 672 / 3 976 935

## Total Municipal Assessment

Total Municipal Assessment 1 134 600 \$

Municipal Land Assessment 288 100 \$

Municipal Building Assessment 846 500 \$

## Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 1968

## Electromechanical System

Fire System Yes

## Building type

Laundry Room N/A

Number of Rooms 48

Number of Units 12 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants/Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

## Parking

Type of Parking Exterior

Number of Parking Spaces About 20 spaces

## Area

Land Surface Area 16 939 p.c





## FEATURES

### Fenced

N/A

### Condition of Roof

TPO elastomeric (2012)

### Concierge Agreement

To be verified

### Hot Water System

Gas water heater 2019

### Electrical Panels

Circuit breakers (2012)

### Environmental Report

Yes

### Internet and Telecom

Yes, internet

### Condition of Doors

Steel door with vinyl frame  
(refurbished in 2017)

### Intercom and Doorbell

Yes

### Condition of Windows

Several windows replaced (2013)  
/ Sliding

### Exterior Siding

Brick

### Floor Covering

Floating, tiles, vinyl

### Plumbing

ABS / PEX / Copper

### Condition of Balconies

To be verified

### Heating System

Natural gas furnace (2015)

### Condition of Kitchens

Good condition and fair condition

### Condition of Bathrooms

Good condition and fair condition

## REVENUE

|                       | yearly           | % / GR | RPU (m)      |
|-----------------------|------------------|--------|--------------|
| Residential           | \$138,900        | 100 %  | \$965        |
| Affordable Res.       |                  |        |              |
| Commercial            |                  |        |              |
| Lockers               |                  |        |              |
| Parking               |                  |        |              |
| Laundry               |                  |        |              |
| <b>Total Revenues</b> | <b>\$138,900</b> |        | <b>\$965</b> |
| Vac. / Bad debt       | \$4,167          | 3 %    | \$29         |
| <b>EGR</b>            | <b>\$134,733</b> |        | <b>\$936</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$6,737         | 5 %           | \$561          |
| Municipal Taxes       | Current    | \$14,439        | 10.7 %        | \$1,203        |
| School Taxes          | Current    | \$781           | 0.6 %         | \$65           |
| Insurance             | Current    | \$10,605        | 7.9 %         | \$884          |
| Electricity           | Estimated  | \$1,145         | 0.8 %         | \$95           |
| Heating               | Current    | \$13,016        | 9.7 %         | \$1,085        |
| Snow Removal          |            |                 |               |                |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$4,800         | 3.6 %         | \$400          |
| Maintenance           | Normalised | \$8,400         | 6.2 %         | \$700          |
| Appliances            | Current    | \$480           | 0.4 %         | \$40           |
| WiFi                  | Current    | \$1,655         | 1.2 %         | \$138          |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$1,347         | 1 %           | \$112          |
| <b>Total Expenses</b> |            | <b>\$63,404</b> | <b>47.1 %</b> | <b>\$5,284</b> |
| <b>Net Revenue</b>    |            | <b>\$71,329</b> |               | <b>\$5,944</b> |



## FINANCING

|                     | <b>schl</b> | <b>conv</b> |             |             |
|---------------------|-------------|-------------|-------------|-------------|
| Maximum loan amount | \$1,037,724 | \$829,752   | \$1,271,188 | \$1,327,775 |
| Financing CAP       | 5.84 %      | 6.45 %      | 4.77 %      | 5.10 %      |
| Debt coverage ratio | 1.3         | 1.25        | 1.1         | 1.1         |
| Interest Rate       | 4.4 %       | 4.85 %      | 4.15 %      | 4.15 %      |
| Amortization        | 40 Years    | 25 Years    | 40 Years    | 45 Years    |
| Term                | 5 Years     | 5 Years     | 5 Years     | 5 Years     |

## TREASURY

|                         | <b>schl</b> | <b>conv</b> |          |          |
|-------------------------|-------------|-------------|----------|----------|
| Net Revenue             | \$71,329    | \$71,329    | \$71,329 | \$71,329 |
| Annual Mortgage Cost    | \$58,311    | \$57,063    | \$68,496 | \$68,642 |
| Net cash after mortgage | \$13,018    | \$14,266    | \$2,833  | \$2,687  |

### RETURN ON INVESTMENT

|                                              |           |             |           |           |
|----------------------------------------------|-----------|-------------|-----------|-----------|
| Down Payment                                 | \$947,276 | \$1,155,248 | \$713,812 | \$657,225 |
| Cash on cash return                          | 1.4 %     | 1.2 %       | 0.4 %     | 0.4 %     |
| Return on liquidity + capitalization         | 2.5 %     | 2.8 %       | 2.3 %     | 2.1 %     |
| Total yearly return with appreciation of 2 % | 6.67 %    | 6.2 %       | 7.85 %    | 8.13 %    |

CPU  
165 400 \$

GIM  
14,3

NIM  
27,8

CAP  
3,6 %









