

1825 - 1853 DE LORIMIER VILLE-MARIE E

15 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Complex of 5 triplexes located 550 m from Papineau metro, close to shops and services, ensuring strong rental demand. The buyer may assume a favorable mortgage and benefit from transitional management by the seller. A rare asset combining stable revenues, growth potential, and attractive financial conditions in a central, dynamic area.

HIGHLIGHTS

- ✓ 550 meters from the Papineau subway station
- ✓ 5 registered triplexes
- ✓ A sector in a complete transformation and modernization
- ✓ Facing the Faubourg Park

ASKING PRICE :

\$6,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Rear foundation (rubble foundation replaced with poured concrete, insulated, waterproofed, and French drain)

Several kitchens and bathrooms

ADDITIONAL INFORMATION

Sale without legal warranty of quality at the buyer's risk

Desjardins mortgage assumptions for a total of \$4,748,000 (further details will be provided by the broker)

Responsibility for appliances

Owner

Number of units

15



Number of Parking Spaces

9 parking lots (2 with electrical terminal)

Hot Water System

Independant hot water tanks

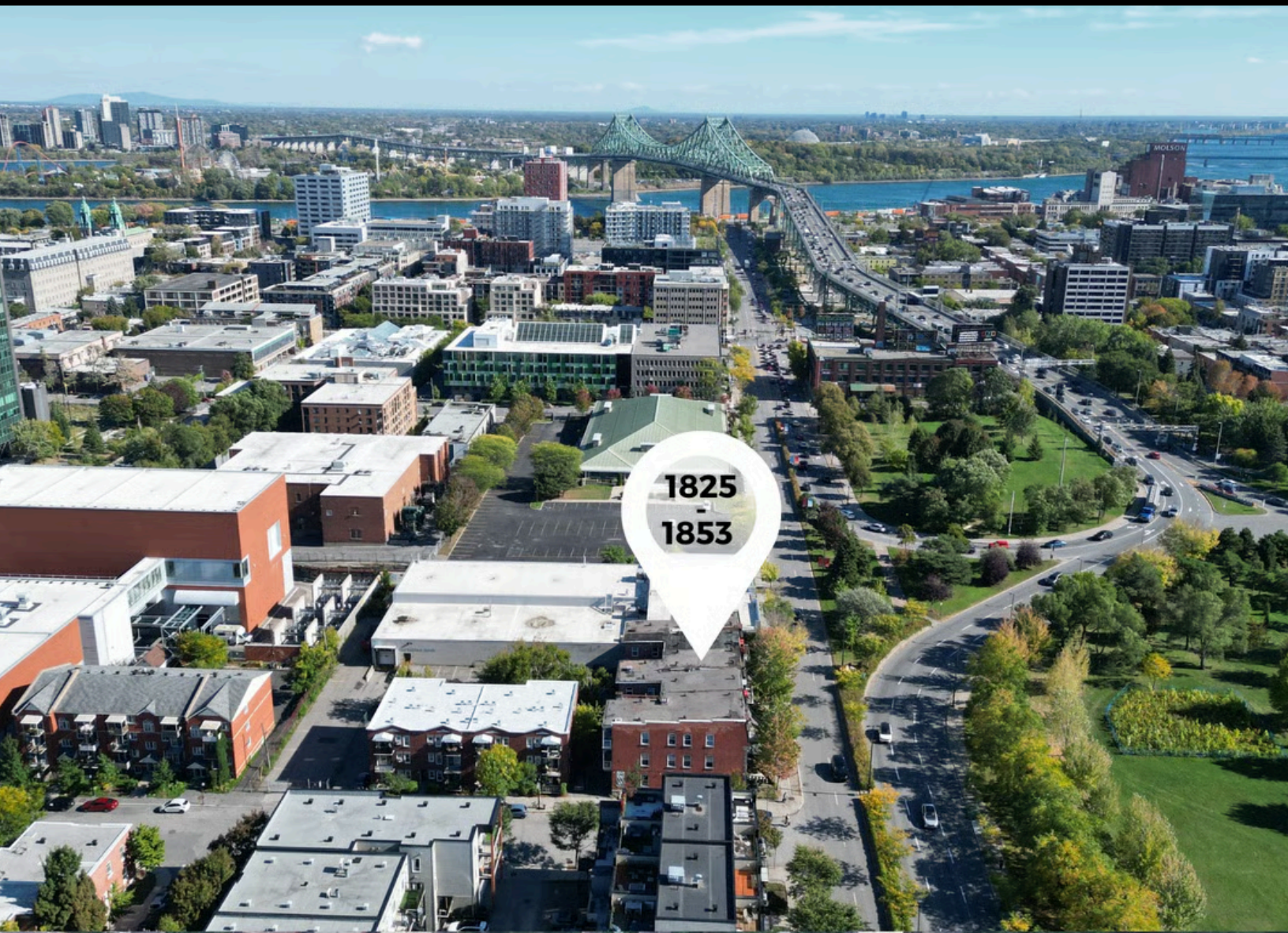


Heating System

Electric baseboard



1825 - 1853 de Lorimier, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number 1 424 655,1 424 654 et autres

Total Municipal Assessment

Total Municipal Assessment 4 564 500 \$

Municipal Land Assessment 1 371 500 \$

Municipal Building Assessment 3 193 000 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1900

Plus basement

Features

Plumbing Copper, pex

Condition of Roof More than 20 years

Condition of Doors Good condition

Condition of Balconies Many solidified, base to be changed

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Bricks and stones (Needs to be worked)

Condition of Bathrooms Good condition

Floor Covering Ceramic, pine

Electromechanical System

Fire System

Smoke detectors

Building type

Laundry Room None

Washer/Dryer Inlet In all units

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

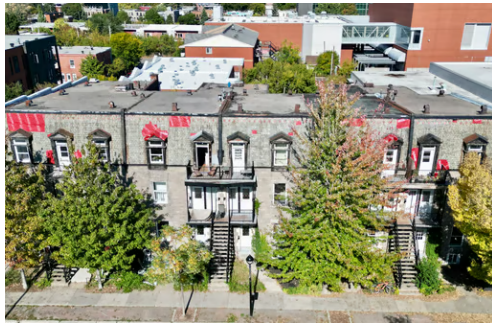
Parking

Type of Parking Exterior

Number of Parking Spaces 9 parking lots (2 with electrical terminal)

Area

Land Surface Area 12 302 sq.ft



FEATURES

Plumbing

Copper, pex

Condition of Balconies

Many solidified, base to be changed

Heating System

Electric baseboard

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

More than 20 years

Concierge Agreement

N/A

Hot Water System

Independant hot water tanks

Electrical Panels

Circuit breakers

Environmental Report

To be updated

Condition of Doors

Good condition

Intercom and Doorbell

Buzzer

Condition of Windows

Good condition

Exterior Siding

Bricks and stones (Needs to be worked)

Floor Covering

Ceramic, pine

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$721,680	98 %	\$4,009
Affordable Res.			
Commercial			
Lockers			
Parking	\$14,400	2 %	\$80
Laundry			
Total Revenues	\$736,080		\$4,089
Vac. / Bad debt	\$22,082	3 %	\$123
EGR	\$713,998		\$3,967

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$35,700	5 %	\$2,380
Municipal Taxes	Current	\$28,428	4 %	\$1,895
School Taxes	Current	\$3,739	0.5 %	\$249
Insurance	Current	\$31,770	4.4 %	\$2,118
Electricity	Current	\$37,616	5.3 %	\$2,508
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,000	0.8 %	\$400
Maintenance	Normalised	\$10,500	1.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$7,140	1 %	\$476
Internet	Current	\$14,730	2.1 %	\$982
Total Expenses		\$175,623	24.6 %	\$11,708
Net Revenue		\$538,375		\$35,892

FINANCING

Maximum loan amount	\$5,945,750
Financing CAP	4.00 %
Debt coverage ratio	1.3
Interest Rate	3.73 %
Amortization	30 Years
Term	5 Years

TREASURY

Net Revenue	\$538,375
Annual Mortgage Cost	\$346,980
Net cash after mortgage	\$191,395

RETURN ON INVESTMENT

Down Payment	\$1,049,250
Cash on cash return	18.2 %
Return on liquidity + capitalization	29.3 %
Return on liquidity + cap. + appreciation	42.7 %

CPU
466 300 \$

GIM
9,5

NIM
13

CAP
7,7 %



