

1857-1865 PANET VILLE-MARIE E

10 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Set of two buildings located on the same lot, comprising a fully renovated quadruplex in the front and a partially renovated sixplex in the back. The portfolio totals 10 residential units, 4 x 2½ and 6 x 3½, with an average area of approximately 620 sq. ft., offering highly sought-after configurations perfectly suited to the strong rental demand of the area.

Located in a central and dynamic neighborhood, the building benefits from an excellent rental location. All energy costs are paid by tenants, thus optimizing operating expenses.

Eight of the ten units have been substantially renovated (including the quadruplex entirely, including structure) in recent years (kitchens and bathrooms), and several capital expenditures have also been completed, ensuring better asset durability.

An ideal opportunity for an investor looking for a stable, profitable, and well-maintained property, offering strong potential and sustained rental demand.

ASKING PRICE :
\$2,250,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

6 units in the rear: 3 of 6 (3 1/2) renovated by current owner in 2020.
Electricity and plumbing redone in the 6plex (1998) and quadruplex (2020)
Exterior: Balconies, windows, doors, roof, and siding.
Interior: Floors, kitchens, bathrooms, and structure for the quadruplex.
Brick siding was redone on both properties.

ADDITIONAL INFORMATION

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

Responsibility for appliances

4 owner (4 appliances each) / 6 tenant

Number of units

10



Number of Parking Spaces

None

Hot Water System

Independent tanks - each unit

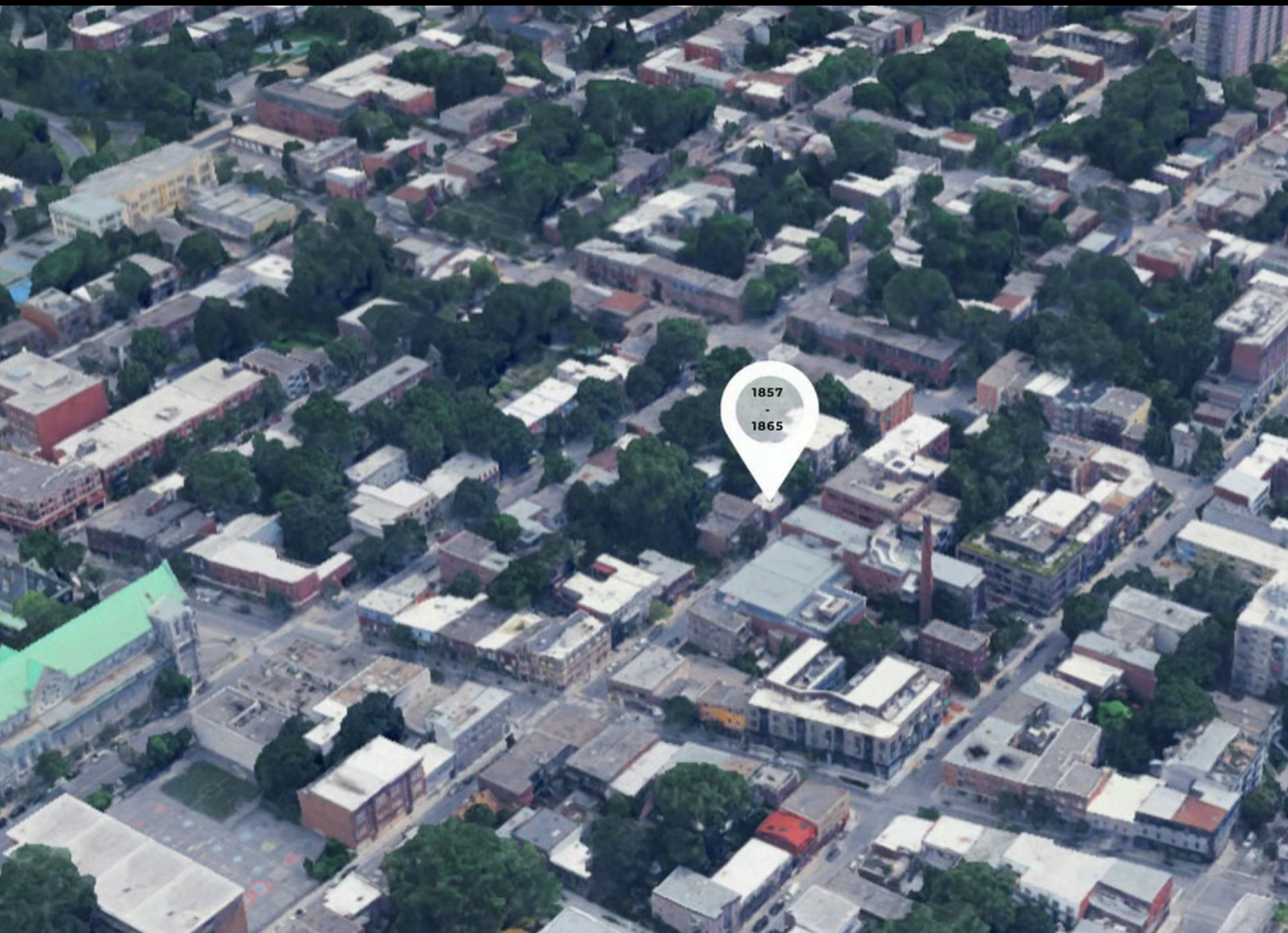


Heating System

Electric baseboards



1857-1865 Panet, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number	1 566 846
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Total Municipal Assessment

Total Municipal Assessment	1 612 400 \$
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Municipal Land Assessment	750 600 \$
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Municipal Building Assessment	861 800 \$
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Construction

Number of Storeys	3
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1910
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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 Units	10
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Washer/Dryer Inlet	Yes in each unit
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Appliance Responsibility	4 owner (4 appliances each) / 6 tenant
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Heating Responsibility	Tenant
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Hot Water Responsibility	Tenant
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Parking

Type of Parking	Outdoor
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Number of Parking Spaces	None
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Area

Land Surface Area	4039
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FEATURES

Plumbing

Pex, ABS, copper - No galvanized

Condition of Balconies

Fiberglass (2021), Replaced aluminum railings (2021), old steel structure

Hot Water System

Independent tanks - each unit

Electrical Panels

Circuit breakers

Environmental Report

Phase 1 (May 2023)

Condition of Roof

2021 - elastomeric membrane

Concierge Agreement

No

Condition of Windows

Building 1 = Replaced in 2021, Building 2 = Replaced around 1998

Exterior Siding

Brick (completely redone on both properties in 2020)

Floor Covering

Building 1 = Laminate 2021, Building 2 = Laminate and vinyl flooring

Condition of Doors

Building 1 = Replaced in 2021, Building 2 = Replaced around 1998

Heating System

Electric baseboards

Condition of Kitchens

Building 1 = Redone (2021), Building 2 = Redone (3 in 1998 & 3 in 2020)

Condition of Bathrooms

Building 1 = Redone (2021), Building 2 = Redone (3 in 1998 & 3 in 2020)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$146,268	100 %	\$1,219
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$146,268		\$1,219
Vac. / Bad debt	\$4,388	3 %	\$37
EGR	\$141,880		\$1,182

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	\$6,030	4.3 %	\$603
Municipal Taxes	Current	\$9,548	6.7 %	\$955
School Taxes	Current	\$1,991	1.4 %	\$199
Insurance	Current	\$5,365	3.8 %	\$537
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	1.8 %	\$250
Maintenance	Normalised	\$7,000	4.9 %	\$700
Appliances	Current	\$960	0.7 %	\$96
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,419	1 %	\$142
Total Expenses		\$34,813	24.5 %	\$3,481
Net Revenue		\$107,067		\$10,707

FINANCING

	schl	conv
Maximum loan amount	\$1,867,306	\$1,356,950
Financing CAP	4.87 %	5.92 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$107,067	\$107,067
Annual Mortgage Cost	\$103,350	\$85,654
Net cash after mortgage	\$3,718	\$21,413

RETURN ON INVESTMENT

Down Payment	\$382,694	\$893,050
Cash on cash return	1.0 %	2.4 %
Return on liquidity + capitalization	6.0 %	6.0 %
Total yearly return with appreciation of 2 %	17.75 %	11.07 %

CPU
225 000 \$

GIM
15,4

NIM
21

CAP
4,8 %



