

1905 - 1925 HENRI-BOURASSA E AHUNTSIC

6 UNITS

PMML

FOR SALE



Atdhe Veliu

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Investment opportunity in Ahuntsic-Cartierville: Strategically located 6-unit mixed-use property featuring 4 spacious residential units (4½) and 2 commercial units (about 1,500 sqf each).

Considerable value-add potential (only the residential rental income estimated to have at least 30% upside potential)

Prime location less than 100 meters from Highway 19, within walking distance of Parc-nature de l'Île-de-la-Visitation, Fleury Hospital, Collège Regina Assumpta and many parks.

HIGHLIGHTS

- ✓ Walk Score: 89/100
- ✓ Transit Score: 62/100
- ✓ Bike Score: 89/100

ASKING PRICE :

\$1,450,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The property is well-maintained on annual basis, including the basement area where independent water-heaters and electrical panels of all units are located.

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

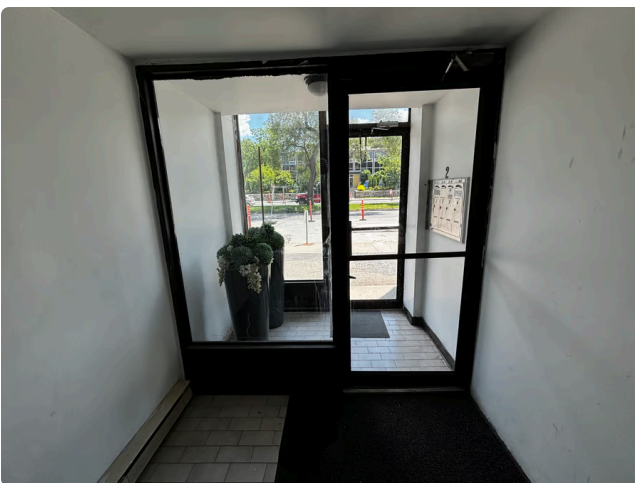


Number of Parking Spaces

8 spaces

Hot Water System

Independent tanks in basement



Heating System

Electric baseboards



1905 - 1925 Henri-Bourassa E, Ahuntsic



BUILDING DESCRIPTION

General Information

Cadastral number 2 494 412

Total Municipal Assessment

Total Municipal Assessment 1 558 500 \$

Municipal Land Assessment 375 000 \$

Municipal Building Assessment 1 183 500 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick, wood, concrete

Year of Construction 1988

Features

Plumbing To be verified

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies To be verified

Condition of Windows Aluminum, PVC, sliding type

Condition of Kitchens Good condition

Electrical Panels Circuit Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Wood, ceramic, and linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 4 x 4.5 + 2 x Comm

Number of Units 6

Washer/Dryer Inlet Yes, in each residential unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 8 spaces

Area

Land Surface Area 5 766 sq.ft.



FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Independent tanks in basement

Electrical Panels

Circuit Breakers

Environmental Report

Update to be done

Internet and Telecom

Yes

Condition of Doors

To be verified

Intercom and Doorbell

Doorbells

Condition of Windows

Aluminum, PVC, sliding type

Exterior Siding

Brick

Floor Covering

Wood, ceramic, and linoleum

Plumbing

To be verified

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$43,620	41.2 %	\$606
Affordable Res.			
Commercial	\$47,436	44.8 %	\$659
Lockers			
Parking			
Laundry			
Recouvrements	\$14,892	14.1 %	\$207
Total Revenues	\$105,948		\$1,472
Vac. / Bad debt	\$3,178	3 %	\$44
EGR	\$102,770		\$1,427

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,625	4.5 %	\$771
Municipal Taxes	Current	\$21,110	20.5 %	\$3,518
School Taxes	Current	\$1,229	1.2 %	\$205
Insurance	Estimated	\$8,421	8.2 %	\$1,404
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor				
Maintenance				
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,028	1 %	\$171
Total Expenses		\$36,412	35.4 %	\$6,069
Net Revenue		\$66,357		\$11,060

FINANCING

	conv
Maximum loan amount	\$771,917
Financing CAP	6.45 %
Debt coverage ratio	1.25
Interest Rate	4.85 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$66,357
Annual Mortgage Cost	\$53,086
Net cash after mortgage	\$13,271

RETURN ON INVESTMENT

Down Payment	\$678,083
Cash on cash return	2.0 %
Return on liquidity + capitalization	4.4 %
Total yearly return with appreciation of 2 %	8.65 %

CPU
241 700 \$

GIM
13,7

NIM
21,9

CAP
4,6 %

