

2020 - 2024 ST-HUBERT VILLE-MARIE E

14 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Townhouse

PROPERTY DESCRIPTION

Victorian-style building comprising 14 units, including 5 vacant units ready to be renovated and re-rented at market rates, offering excellent income optimization potential. Ideally located in the Ville-Marie borough, the building is just minutes from the Berri-UQAM, Sherbrooke and Beaudry metro stations, approximately 500 metres from UQAM, and within walking distance of the Quartier des spectacles, the Latin Quarter and the CHUM. It consists of 14 x 1.5 units ranging in size from 137 to 216 sq. ft. and features a coin-operated laundry facility that generates additional income, as well as 3 parking spaces. All energy costs, including Wi-Fi Internet service, are paid by the owner. This rare asset represents an excellent investment opportunity due to its immediate optimization potential and the strong rental demand in the area for this type of unit.

HIGHLIGHTS

- ✓ Numerous restaurants, cafés, grocery stores, pharmacies and local shops.
- ✓ Quick access to Saint-Denis Street, Sainte-Catherine Street and Downtown.
- ✓ La Fontaine Park and several green spaces nearby.
- ✓ Central, vibrant and sought-after area offering excellent accessibility on foot and by public transit.

ASKING PRICE :
\$2,200,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Fire alarm system brought up to code.

The building was fully renovated in 1990, including the plumbing and electrical systems.

ADDITIONAL INFORMATION

Each unit is equipped with its own electrical panel.

Two electrical meters serve the entire building.

The building is equipped with a sprinkler system.

According to the zoning information sheet, the prescribed use is R.3 (to be confirmed with the borough). Several potential uses may be considered, including hotel and tourist accommodation.

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

Responsibility for appliances

Owner - Stove, refrigerator

Number of units

14

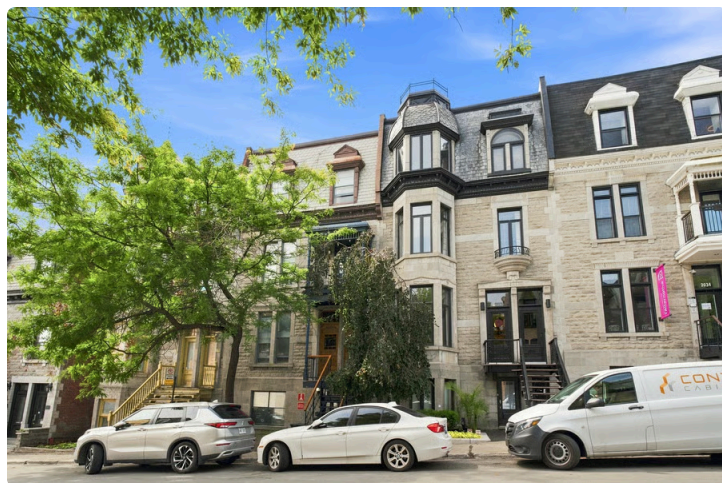


Number of Parking Spaces

3 places

Hot Water System

2 Réservoir central | Electrique

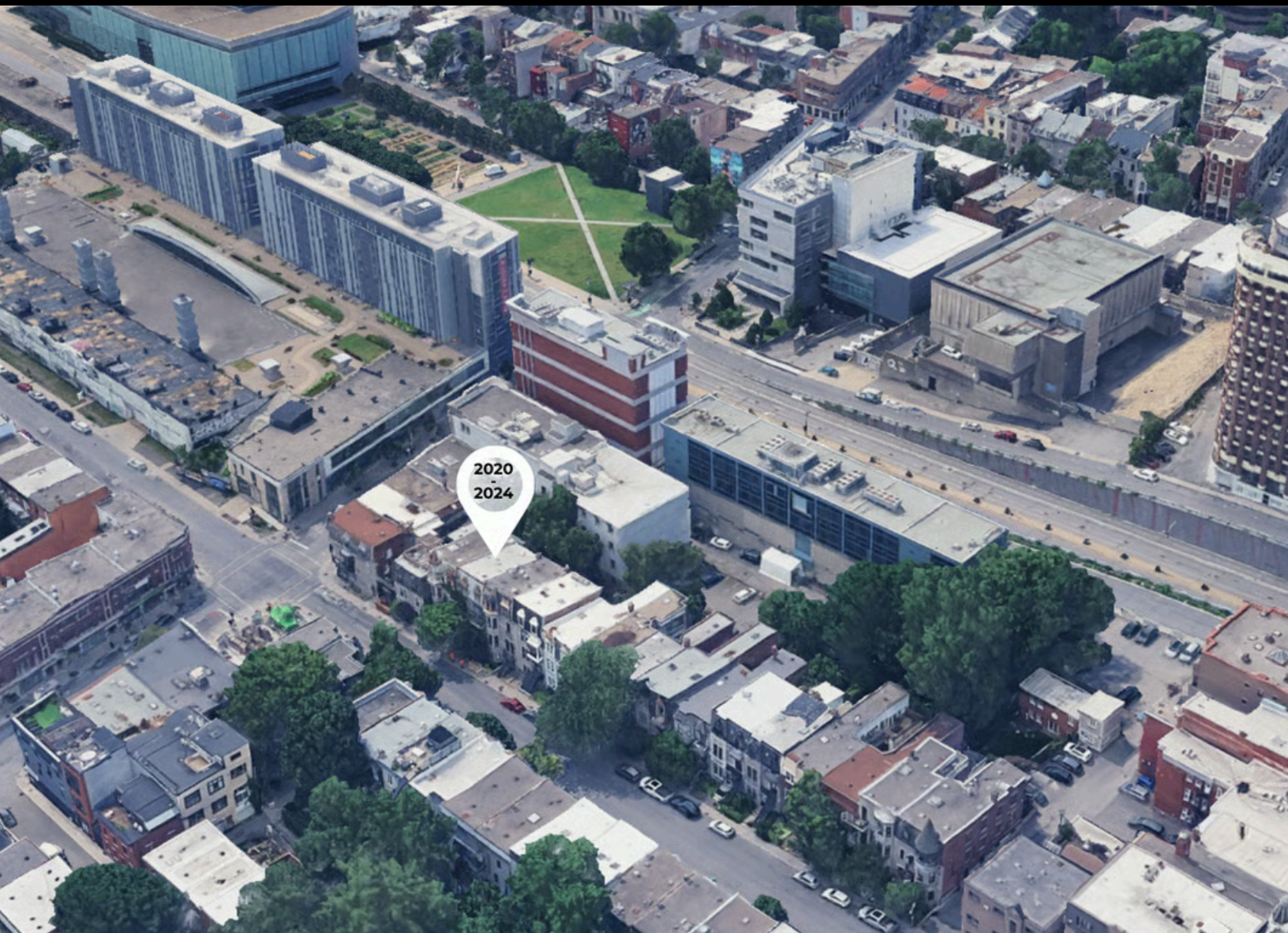


Heating System

Plinthes électriques



2020 - 2024 St-Hubert, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number	2161385
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Total Municipal Assessment

Total Municipal Assessment	\$ 1 330 800
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Municipal Land Assessment	\$ 626 200
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Municipal Building Assessment	\$ 704 600
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Construction

Number of Storeys	3
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Type of Building	In a row
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Type of Construction	Brick and wood
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Year of Construction	1885
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Electromechanical System

Fire System	Alarm panel and smoke detector
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Building type

Laundry Room	Yes, 1 washer and 1 dryer
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Number of Rooms	To be verified
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Number of Units	14 x 1.5
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Washer/Dryer Inlet	Non
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Appliance Responsibility	Owner – Stove, refrigerator
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Heating Responsibility	Owner
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Hot Water Responsibility	Owner
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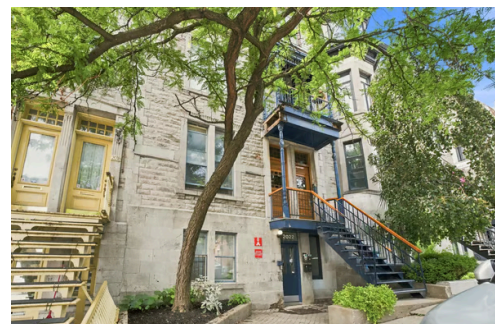
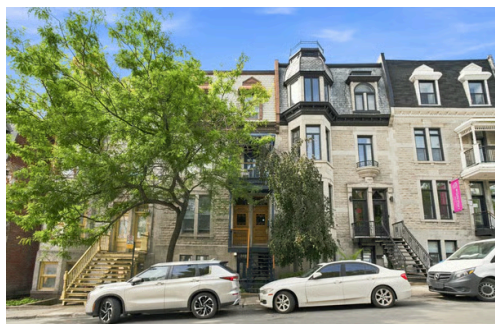
Parking

Type of Parking	Exterior
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Number of Parking Spaces	3 places
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Area

Land Surface Area	2 152 sq. ft.
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FEATURES

Fenced

N/A

Condition of Roof

Good condition | 2011

Concierge Agreement

No

Hot Water System

2 Réservoir central | Electrique

Electrical Panels

Disjoncteurs

Condition of Bathrooms

Good condition

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Intercom

Condition of Windows

Good condition

Exterior Siding

Brick and Stone

Environmental Report

Upcoming

Plumbing

Cuivre, ABS, Pex

Condition of Balconies

Fiberglass in the front and in the back

Heating System

Plinthes électriques

Condition of Kitchens

Good condition

Distance from fire station and hydrant

To be verified

Floor Covering

Wood and Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$150,720	97.9 %	\$897
Affordable Res.			
Commercial			
Lockers			
Parking	\$1,800	1.2 %	\$11
Laundry	\$1,500	1 %	\$9
Total Revenues	\$154,020		\$917
Vac. / Bad debt	\$4,621	3 %	\$28
EGR	\$149,399		\$889

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,470	5 %	\$534
Municipal Taxes	Current	\$7,928	5.3 %	\$566
School Taxes	Current	\$986	0.7 %	\$70
Insurance	Current	\$5,586	3.7 %	\$399
Electricity	Current	\$8,138	5.4 %	\$581
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,380	6.3 %	\$670
Maintenance	Normalised	\$14,560	9.7 %	\$1,040
Appliances	Estimated	\$1,680	1.1 %	\$120
WiFi	Current	\$1,696	1.1 %	\$121
Heat Pump				
CHMC: Other Costs	Normalised	\$1,494	1 %	\$107
Total Expenses		\$58,918	39.4 %	\$4,208
Net Revenue		\$90,481		\$6,463

FINANCING

Maximum loan amount	\$1,648,178	\$1,724,581	\$1,787,259
Financing CAP	4.67 %	4.98 %	4.81 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.0 %	4.0 %	4.0 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$90,481	\$90,481	\$90,481
Annual Mortgage Cost	\$86,876	\$87,061	\$86,613
Net cash after mortgage	\$3,605	\$3,420	\$3,868

RETURN ON INVESTMENT

Down Payment	\$551,822	\$475,419	\$412,741
Cash on cash return	0.7 %	0.7 %	0.9 %
Return on liquidity + capitalization	3.9 %	3.9 %	3.9 %
Total yearly return with appreciation of 2 %	11.92 %	13.11 %	14.55 %

CPU
157 100 \$

GIM
14,3

NIM
24,3

CAP
4,1 %

