

2357 DUFF COURT LACHINE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Building of 8 units located in the heart of Lachine, close to the Hospital, Dalbé-Viau High School, and Montréal-Trudeau International Airport. It consists of 8 x 4½ of identical size. The majority of the units have been renovated over the years and all include a storage space, as well as one renovated vacant unit ready to be rented. The building has been carefully maintained and has benefited from numerous renovations. All energy costs are paid by the tenants. A rare investment opportunity on the market offering sustained income growth due to the quality of the units and the prime location.

HIGHLIGHTS

- ✓ 1 renovated unit ready to rent at market value.
- ✓ Quick access to Highways 20 and 13, near Montréal-Trudeau International Airport.
- ✓ Just a few minutes from Lachine Hospital, Dalbé-Viau High School, and several parks.

ASKING PRICE :
\$1,760,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

6 units have been renovated over the past 5 to 6 years: kitchens, bathrooms, light fixtures, floor sanding, and painting.

Roof replaced with an elastomeric membrane in 2021, warranty valid until 2036.

The front and rear balconies have been replaced with fiberglass, and the rear fire escape has been repainted.

Some windows have been replaced, and the caulking has been redone.

The cement joints in the masonry have been repaired on all facades of the building.

The building's main electrical entrance has been replaced.

ADDITIONAL INFORMATION

The hot water tank in Unit 8 is leased to Hydro-Solution; rental costs are paid by the tenant.

La vente est faite sans garantie légale de qualité, aux risques et périls de l'acheteur.

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

N/A

Hot Water System

Independent tanks

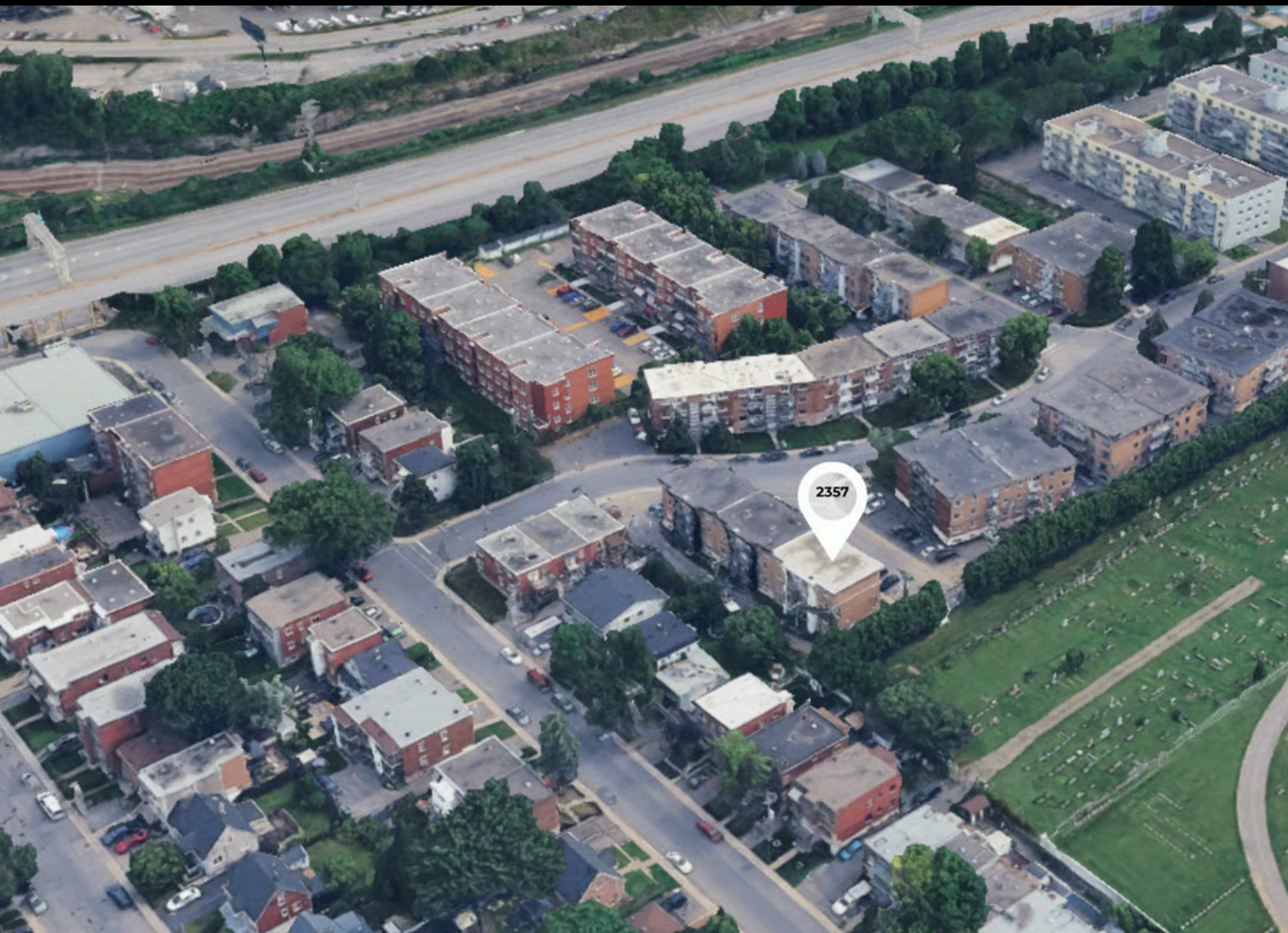


Heating System

Electric baseboards



2357 Duff Court, Lachine



BUILDING DESCRIPTION

General Information

Cadastral number 1 246 658

Total Municipal Assessment

Total Municipal Assessment 1 183 800 \$

Municipal Land Assessment 403 600 \$

Municipal Building Assessment 780 200 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1959

Features

Plumbing Copper, ABS and PEX

Condition of Roof Good condition | Elastomer membrane 2021

Condition of Doors Good condition

Condition of Balconies Good condition | Fiberglass

Condition of Windows Good condition

Condition of Kitchens 6 x Renovated | 2 x Good condition

Electrical Panels Breakers | 100 AMP

Exterior Siding brick

Condition of Bathrooms 6 x Renovated | 2 x Good condition

Floor Covering Wood and Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 8 x 4.5

Washer/Dryer Inlet Yes, in each units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking N/A

Number of Parking Spaces N/A

Area

Land Surface Area 5 109 sq. ft.



FEATURES

Fenced

Yes, backyard

Condition of Roof

Good condition | Elastomer membrane 2021

Concierge Agreement

Yes, verbal

Hot Water System

Independent tanks

Electrical Panels

Breakers | 100 AMP

Environmental Report

Non

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Sonnette

Condition of Windows

Good condition

Exterior Siding

brick

Floor Covering

Wood and Ceramic

Plumbing

Copper, ABS and PEX

Condition of Balconies

Good condition | Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

6 x Renovated | 2 x Good condition

Condition of Bathrooms

6 x Renovated | 2 x Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$99,540	100 %	\$1,037
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$99,540		\$1,037
Vac. / Bad debt	\$2,986	3 %	\$31
EGR	\$96,554		\$1,006

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,345	4.5 %	\$543
Municipal Taxes	Current	\$7,566	7.8 %	\$946
School Taxes	Current	\$869	0.9 %	\$109
Insurance	Current	\$4,987	5.2 %	\$623
Electricity	Current	\$481	0.5 %	\$60
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.1 %	\$250
Maintenance	Normalised	\$5,600	5.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$966	1 %	\$121
Total Expenses		\$26,813	27.8 %	\$3,352
Net Revenue		\$69,740		\$8,718

FINANCING

Maximum loan amount	\$1,059,327	\$1,251,934	\$1,308,423	\$1,354,538
Financing CAP	5.60 %	4.74 %	5.06 %	4.89 %
Debt coverage ratio	1.3	1.1	1.1	1.1
Interest Rate	4.1 %	4.1 %	4.1 %	4.1 %
Amortization	40 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$69,740	\$69,740	\$69,740	\$69,740
Annual Mortgage Cost	\$56,980	\$66,942	\$67,085	\$66,741
Net cash after mortgage	\$12,761	\$2,799	\$2,655	\$3,000

RETURN ON INVESTMENT

Down Payment	\$700,673	\$508,066	\$451,577	\$405,462
Cash on cash return	1.8 %	0.6 %	0.6 %	0.7 %
Return on liquidity + capitalization	3.5 %	3.2 %	3.0 %	2.9 %
Total yearly return with appreciation of 2 %	8.48 %	10.13 %	10.82 %	11.63 %

CPU
220 000 \$

GIM
17,7

NIM
25,2

CAP
4 %

