

2383 - 2391B SAINT-ZOTIQUE EST ROSEMONT

6 UNITS

PMML

FOR SALE



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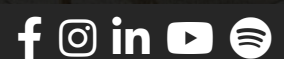
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BUILDING TYPE

In row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6 units building generating excellent revenues, ideally located in the heart of Rosemont. It consists of 1 x 9½ + 4 x 4½ + 1 x 3½ well-sized units. The 9½ unit has been converted into a single unit, offering a large living space over two floors. Excellent value-add opportunity with the potential to create a 7th unit in the basement by subdividing this unit, as the property is already registered as a 7 units building on the city roll. All energy costs are paid by the tenants. A strategic location near Iberville and Fabre metro stations, ensuring strong rental demand. An investment offering strong optimization potential and stable revenue growth.

HIGHLIGHTS

- ✓ Located near the Iberville and Fabre metro stations, as well as numerous restaurants, parks, and shops.
- ✓ The bathrooms and basement have been fully renovated. The property features 2 bathrooms and 2 kitchens.
- ✓ The 9½ unit includes a second bathroom as well as a second kitchen in the basement.

ASKING PRICE :
\$1,794,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

According to the seller, several improvements were made over the past few years, including:

Two bathrooms renovated in unit #2391

Addition of a kitchen island in unit #2391

Fully renovated basement in unit #2391

Bathroom ceramic replaced in unit #2391A

Front balcony bases replaced with fiberglass.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants | Owner of Unit #2389: washer-dryer, stove, and refrigerator

Number of units

6

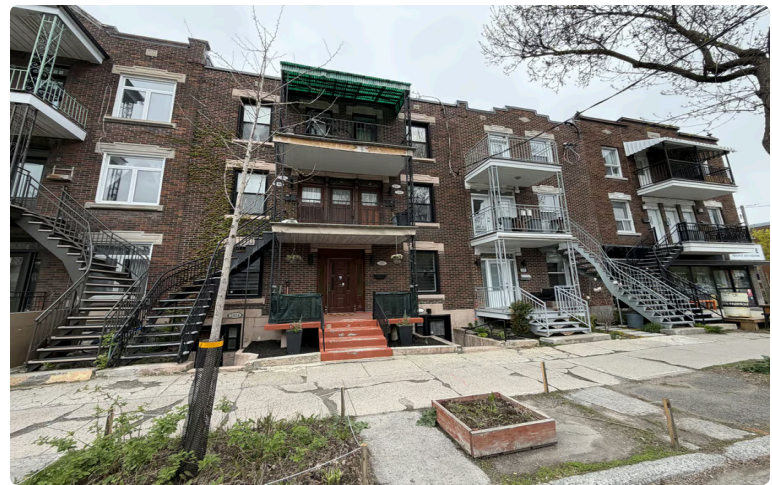


Number of Parking Spaces

1 place at the back

Hot Water System

Independent tanks

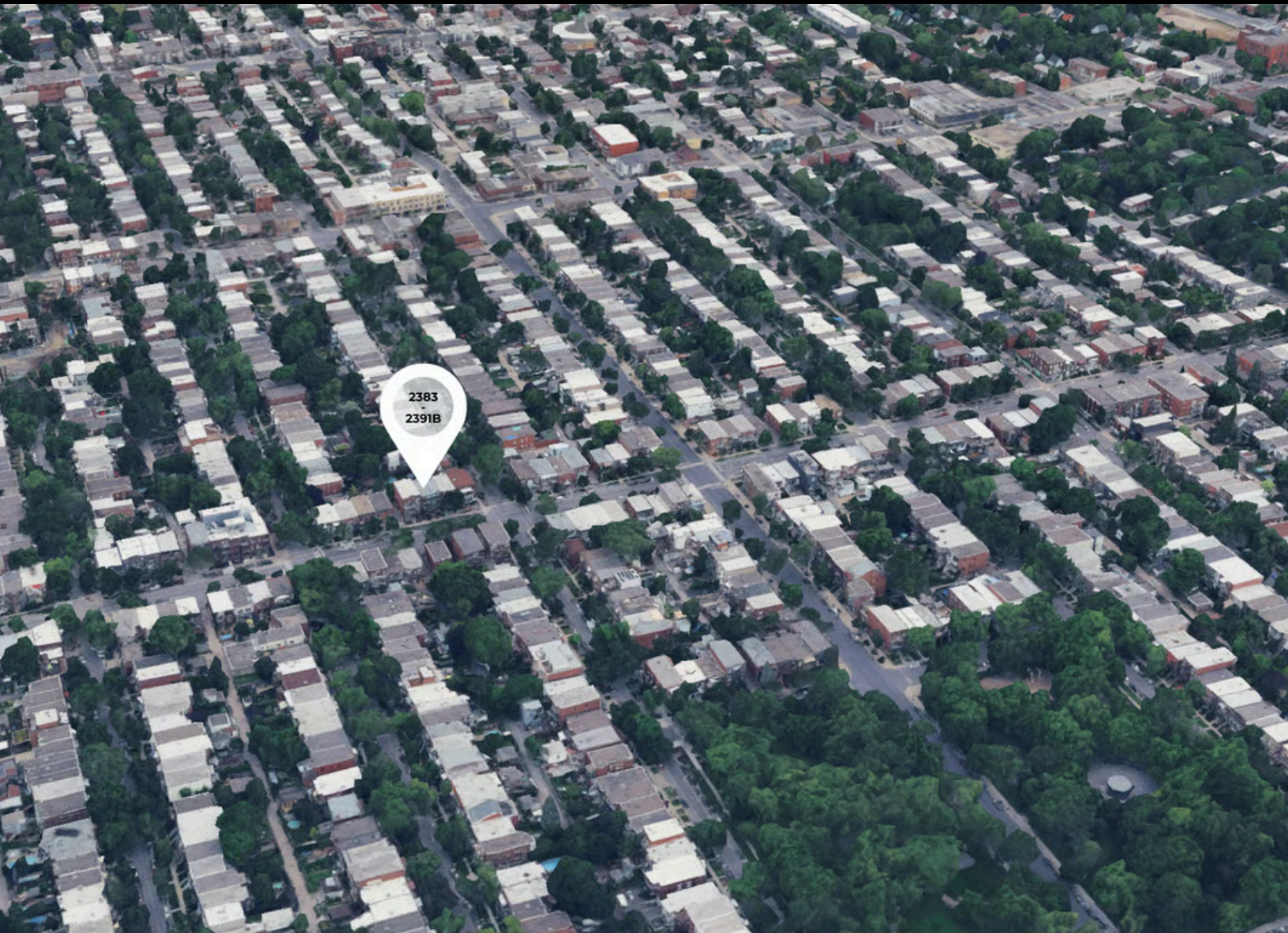


Heating System

Electric baseboards



2383 - 2391B Saint-Zotique Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2168491

Total Municipal Assessment

Total Municipal Assessment 1 249 000 \$

Municipal Land Assessment 464 200 \$

Municipal Building Assessment 784 800 \$

Construction

Number of Storeys 3

Type of Building In row

Type of Construction Brick and wood

Year of Construction 1929

Features

Plumbing Copper | steel | ABS

Condition of Roof Elastomeric membrane | Good condition

Condition of Doors Good condition

Condition of Balconies Good condition | Front: Fiberglass - Back: Wood

Condition of Windows Good condition - Front and Back

Condition of Kitchens 2 x Renovated | 4 x Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms 2 x Renovated | 4 x Good condition

Floor Covering Wood | ceramic | floating

Electromechanical System

Fire System Yes

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 1 x 9½ + 4 x 4½ 1 x 3½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants | Owner of Unit #2389: washer-dryer, stove, and refrigerator

Heating Responsibility Tenants

Hot Water Responsibility Tenants

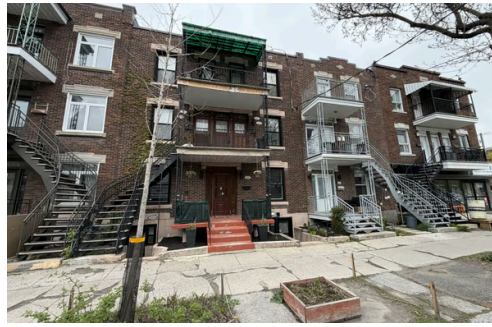
Parking

Type of Parking Exterior at the rear

Number of Parking Spaces 1 place at the back

Area

Land Surface Area 2 785 sq. ft.



FEATURES

Fenced

Yes, backyard

Condition of Roof

Elastomeric membrane | Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

Oui

Condition of Doors

Good condition

Intercom and Doorbell

Sonnette

Condition of Windows

Good condition - Front and Back

Exterior Siding

Brick

Floor Covering

Wood | ceramic | floating

Plumbing

Copper | steel | ABS

Condition of Balconies

Good condition | Front: Fiberglass - Back: Wood

Heating System

Electric baseboards

Condition of Kitchens

2 x Renovated | 4 x Good condition

Condition of Bathrooms

2 x Renovated | 4 x Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$110,916	100 %	\$1,541
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$110,916		\$1,541
Vac. / Bad debt	\$3,327	3 %	\$46
EGR	\$107,589		\$1,494

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,841	4.5 %	\$807
Municipal Taxes	Current	\$8,072	7.5 %	\$1,345
School Taxes	Current	\$1,000	0.9 %	\$167
Insurance	Current	\$3,362	3.1 %	\$560
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	3.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,076	1 %	\$179
Réservoir D'eau Chaude	Current	\$194	0.2 %	\$32
Total Expenses		\$24,245	22.5 %	\$4,041
Net Revenue		\$83,343		\$13,891

FINANCING

	schl	conv
Maximum loan amount	\$1,518,151	\$1,003,881
Financing CAP	4.67 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$83,343	\$83,343
Annual Mortgage Cost	\$80,623	\$66,675
Net cash after mortgage	\$2,721	\$16,669

RETURN ON INVESTMENT

Down Payment	\$275,849	\$790,119
Cash on cash return	1.0 %	2.1 %
Return on liquidity + capitalization	7.1 %	4.9 %
Return on liquidity + cap. + appreciation	20.1 %	9.5 %

CPU
299 000 \$

GIM
16,2

NIM
21,5

CAP
4,7 %







