

2412-2420 LETOURNEUX HOCHELAGA-MAISONNEUVE

5 UNITS

PMML

FOR SALE



Lucie le Quilliec

Team Maria Aimen
et Lucie Le Quilliec

Executive VP

Real Estate Broker | PMML
Partner

📞 514-506-6331

✉️ lucie.le-quilliec@pmml.ca



Maria Aimen

Team Maria Aimen
et Lucie Le Quilliec

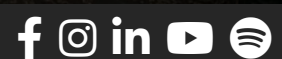
Executive VP

Real Estate Broker | PMML
Partner

📞 514-553-7556

✉️ maria.aimen@pmml.ca

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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

**PROPERTY
DESCRIPTION**

Superb 5-unit building located in Hochelaga, ideally situated a few steps from Pie-IX metro. Composed of 4 x 3.5 and 1 x 7.5 (owner-occupied). The ground floor unit benefits from garden and garage access. Several renovations carried out over the years. Energy costs are the responsibility of the tenants.

ASKING PRICE :
\$1,460,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Elastomeric roof (2009)

Rear wall bricks redone (2015)

West foundation completely redone and part of the north foundation.

6 windows changed (apt. 2412)

6 doors changed (2015)

2414 : completely renovated

2416 : kitchen redone

2420 : kitchen redone

ADDITIONAL INFORMATION

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

Responsibility for appliances

Landlord

Number of units

5



Number of Parking Spaces

1 garage

Hot Water System

Water heater (Hydrosolution, except for 2416 which was purchased)



Heating System

2412 : Furnace (changed in 2017) ; 2414-2420 : electric baseboards



2412-2420 Letourneux, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number 1880518

Total Municipal Assessment

Total Municipal Assessment 1 075 300 \$

Municipal Land Assessment 331 000 \$

Municipal Building Assessment 744 300 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1927

Features

Plumbing Standard

Condition of Roof Elastomeric 2009

Condition of Doors 6 changed in 2015

Condition of Balconies Standard

Condition of Windows 6 changed

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick & stucco (north facade)

Condition of Bathrooms Good condition

Floor Covering Hardwood, ceramic

Building type

Laundry Room N/A

Number of Rooms 18

Number of Units 1 x 7.5 + 4 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Landlord

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Number of Parking Spaces 1 garage

Area

Land Surface Area 2500 pi²



FEATURES

Fenced

Yes

Condition of Roof

Elastomeric 2009

Concierge Agreement

N/A

Hot Water System

Water heater (Hydrosolution, except for 2416 which was purchased)

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

6 changed in 2015

Intercom and Doorbell

Doorbells

Condition of Windows

6 changed

Exterior Siding

Brick & stucco (north facade)

Floor Covering

Hardwood, ceramic

Plumbing

Standard

Condition of Balconies

Standard

Heating System

2412 : Furnace (changed in 2017) ;
2414-2420 : electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$88,140	100 %	\$1,469
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$88,140		\$1,469
Vac. / Bad debt	\$2,644	3 %	\$44
EGR	\$85,496		\$1,425

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,847	4.5 %	\$769
Municipal Taxes	Current	\$7,075	8.3 %	\$1,415
School Taxes	Current	\$808	0.9 %	\$162
Insurance	Current	\$3,016	3.5 %	\$603
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.5 %	\$250
Maintenance	Normalised	\$3,500	4.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$855	1 %	\$171
Réservoirs D'eau Chaude	Current	\$441	0.5 %	\$88
Total Expenses		\$20,792	24.3 %	\$4,158
Net Revenue		\$64,704		\$12,941

FINANCING

	schl	conv
Maximum loan amount	\$918,468	\$772,569
Financing CAP	5.99 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	5.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

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Net Revenue	\$64,704	\$64,704
Annual Mortgage Cost	\$62,163	\$53,920
Net cash after mortgage	\$2,540	\$10,784

RETURN ON INVESTMENT

Down Payment	\$541,532	\$687,431
Cash on cash return	0.5 %	1.6 %
Return on liquidity + capitalization	3.1 %	3.9 %
Total yearly return with appreciation of 2 %	8.53 %	8.15 %

CPU
292 000 \$

GIM
16,6

NIM
22,6

CAP
4,4 %





