3715-3725 ETHEL
VERDUN

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6-unit building comprising three 5½-room units + two 4½-room units and one 3½ unit , ideally located just 5 minutes from the LaSalle and Verdun metro stations and Verdun Hospital. Tenants pay for their own energy costs. Roofs replaced in 2017. Several interior renovations carried out over the years. Includes 3 parking spaces. An excellent investment opportunity in a sought-after area. Can be sold with or without the adjoining building at 3727-3737 Éthel.

HIGHLIGHTS

6-unit building comprising four 5½-room units and two 4½-room units, ideally located 5 minutes from the LaSalle and Verdun metro stations and Verdun Hospital.

ASKING PRICE :

$1,745,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof completely redone in 2017: $26,000

Roof repair in 2025: $3,500

ADDITIONAL INFORMATION

The SELLER does not provide a legal warranty of quality to the buyer... (see broker for full clause)

Responsibility for appliances
Tenants

Number of units
6



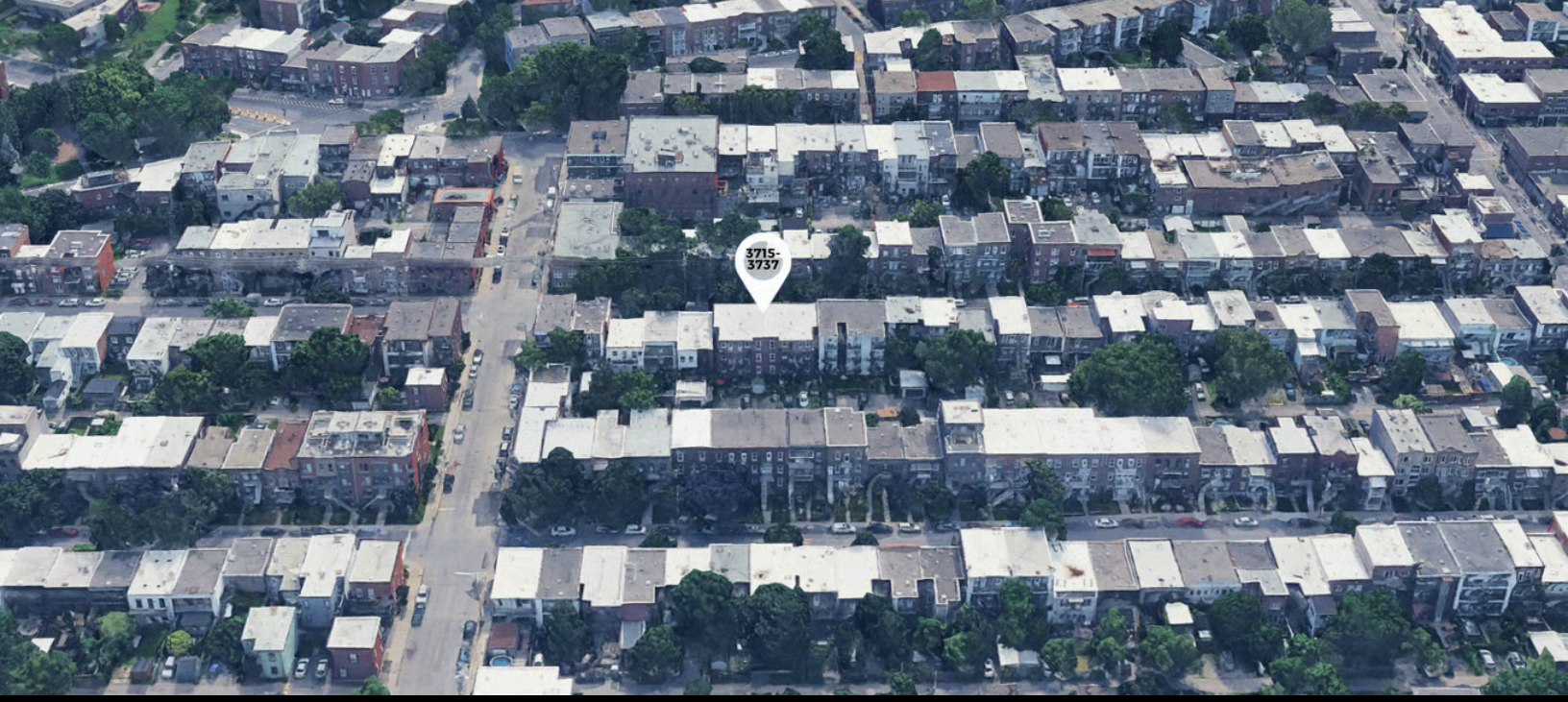
Number of Parking Spaces
3

Hot Water System
Independent tanks

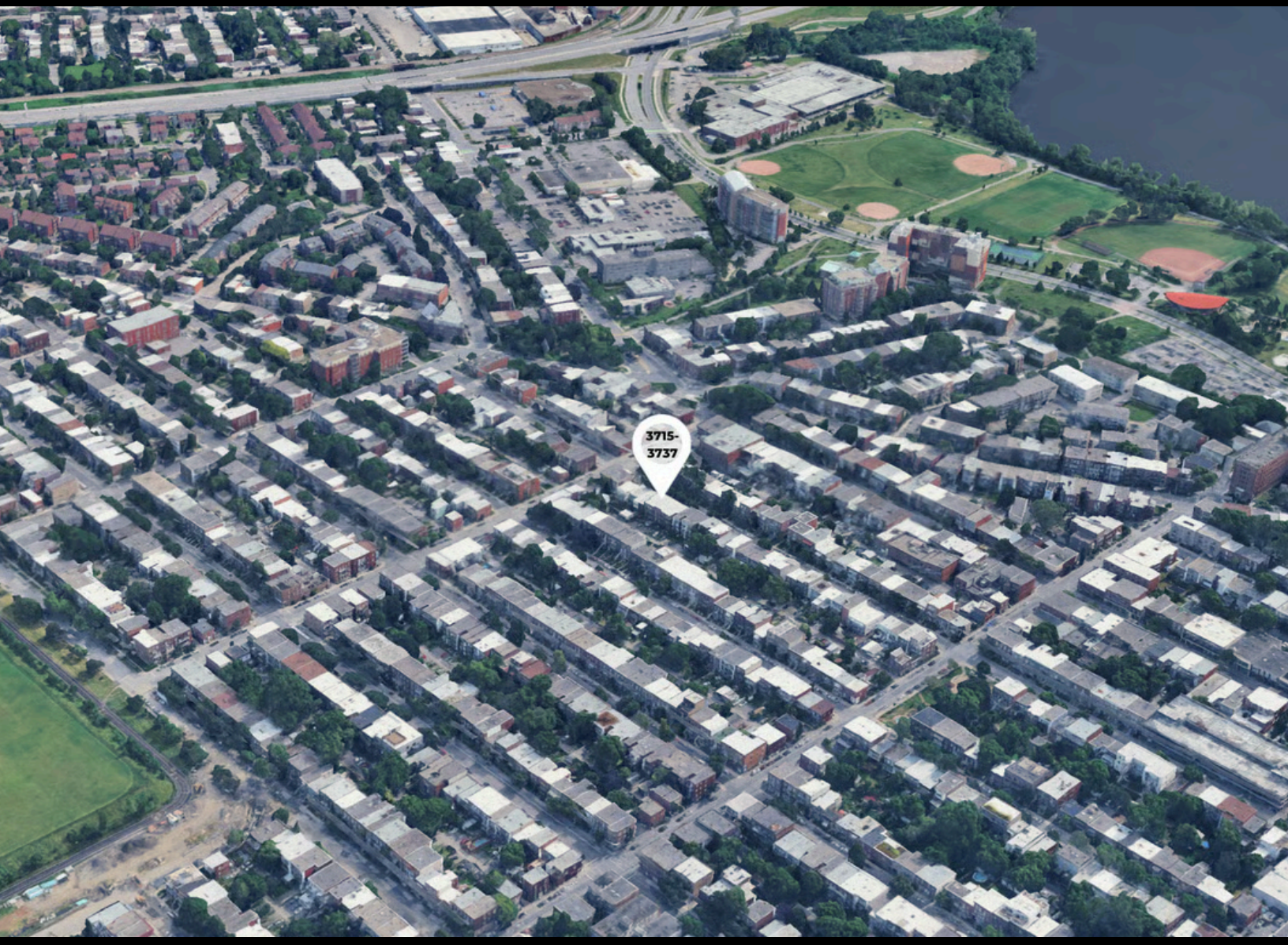




Heating System
Electrical baseboards



3715-3725 Ethel, Verdun



BUILDING DESCRIPTION

General Information

Cadastral number	1152941

Total Municipal Assessment

Total Municipal Assessment	1 417 700$
Municipal Land Assessment	860 300$
Municipal Building Assessment	557 400$

Construction

Number of Storeys	3
Type of Building	Attached
Type of Construction	Brick and wood
Year of Construction	1908

Electromechanical System

Fire System	Smoke detectors in units

Building type

Laundry Room	No
Number of Rooms	28
Number of Units	3 x 5.5 + 2 x 4.5 + 1 x 3.5
Washer/Dryer Inlet	In each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior
Number of Parking Spaces	3

Area

Land Surface Area	3 750,14 sf





FEATURES

Fenced

Yes

Condition of Roof

Redone in 2017

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Condition of Bathrooms

Good condition

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Good condition

Exterior Siding

Brick

Environmental Report

No

Plumbing

Copper and abs

Condition of Balconies

Good condition

Heating System

Electrical baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

A few meters

Floor Covering

Wood and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$105,336	97.7 %	$1,463
Affordable Res.			
Commercial			
Lockers			
Parking	$2,460	2.3 %	$34
Laundry			
Total Revenues	**$107,796**		**$1,497**
Vac. / Bad debt	$3,234	3 %	$45
EGR	**$104,562**		**$1,452**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	$5,228	5 %	$871
Municipal Taxes	Current	$8,739	8.4 %	$1,457
School Taxes	Current	$1,065	1 %	$178
Insurance	Current	$3,025	2.9 %	$504
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	1.4 %	$250
Maintenance	Normalised	$4,200	4 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,046	1 %	$174
Total Expenses		**$24,803**	**23.7 %**	**$4,134**
Net Revenue		**$79,759**		**$13,293**

FINANCING

	schl	conv
Maximum loan amount	$1,371,348	$952,339
Financing CAP	4.94 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.4 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	$79,759	$79,759
Annual Mortgage Cost	$76,979	$66,466
Net cash after mortgage	$2,780	$13,293
RETURN ON INVESTMENT		
Down Payment	$373,652	$792,661
Cash on cash return	0.7 %	1.7 %
Return on liquidity + capitalization	4.4 %	4.2 %
Total yearly return with appreciation of 2 %	13.77 %	8.58 %

CPU	GIM	NIM	CAP
290 800 $	16,2	21,9	4,6 %















