

3800 DÉCARIE / 3811 PRUD'HOMME NOTRE-DAME-DE-GRACE

34 UNITS

PMML

FOR SALE



David Pehlivanian

Executive VP
Real Estate Broker | PMML
Partner

📞 514-699-3283



david.pehlivanian@pmml.ca

PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

34-units in two physically connected buildings just minutes' walk from Villa-Maria Metro. These two 4 story buildings consist primarily of spacious 4½ units. Many apartments have been tastefully renovated with quality finishes while preserving original woodwork, maintaining their charm and attracting strong tenants. The property offers significant upside through optimization of the existing heating system. With many units already at market rents, management is straightforward. Offered for the first time in nearly 25 years, this well-maintained asset reflects pride of professional ownership.

HIGHLIGHTS

- ✓ Heating optimization potential
- ✓ Incredible location with a Walkscore of 94
- ✓ Buildings are connected allowing centralized laundry room, lockers and easy maintenance

ASKING PRICE :
\$9,500,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Many units have been renovated in the last 10 years
Half of the heating system replaced

ADDITIONAL INFORMATION

This sale is made without legal warranty, at the buyers risk.

Responsibility for appliances

Owner | Fridge and Stove

Number of units

34



Number of Parking Spaces

0

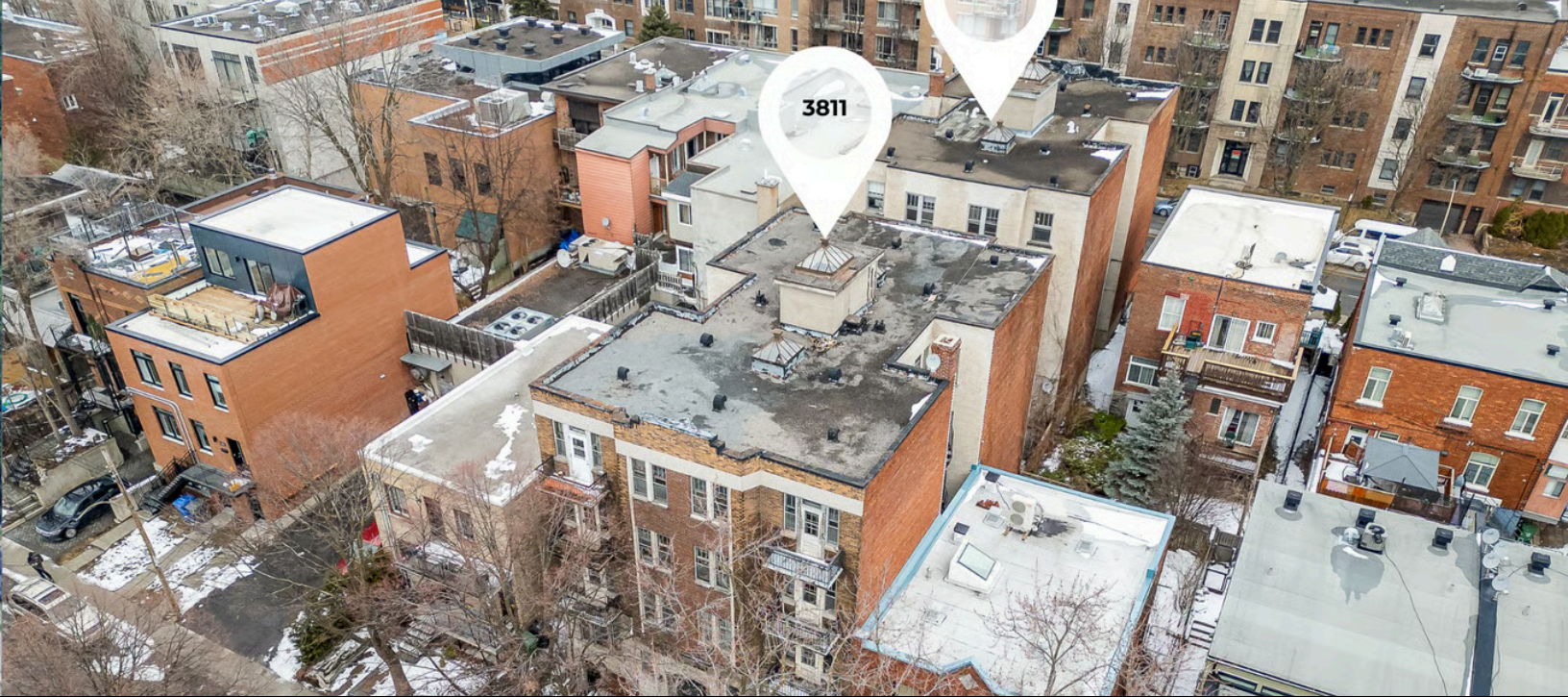
Hot Water System

Central gas heating system



Heating System

Gas furnace



3800 Décarie / 3811 Prud'homme, Notre-Dame-de-Grace



BUILDING DESCRIPTION

General Information

Cadastral number 4 143 642 et 4 143 637

Total Municipal Assessment

Total Municipal Assessment \$ 5 866 900

Municipal Land Assessment \$ 799 800

Municipal Building Assessment \$ 5 067 100

Construction

Number of Storeys 4

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1931

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes | Coinmatic 2 washer and 2 dryer

Number of Rooms 24 x 4.5 + 9 x 3.5 + 1 x 2.5

Number of Units 34

Washer/Dryer Inlet Laundry room on site

Appliance Responsibility Owner | Fridge and Stove

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Street

Number of Parking Spaces 0

Area

Land Surface Area 7 474 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

Yes

Hot Water System

Central gas heating system

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Internet and Telecom

N/A

Condition of Doors

Medium condition

Intercom and Doorbell

Intercom system

Condition of Windows

Medium condition

Exterior Siding

Brick

Floor Covering

Hardwood and ceramic

Plumbing

Mixed, many water lines changed to copper

Condition of Balconies

Medium condition

Heating System

Gas furnace

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$645,408	99.1 %	\$1,582
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$6,000	0.9 %	\$15
Total Revenues	\$651,408		\$1,597
Vac. / Bad debt	\$19,542	3 %	\$48
EGR	\$631,866		\$1,549

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$31,593	5 %	\$929
Municipal Taxes	Current	\$37,277	5.9 %	\$1,096
School Taxes	Current	\$4,756	0.8 %	\$140
Insurance	Current	\$13,535	2.1 %	\$398
Electricity	Current	\$3,298	0.5 %	\$97
Heating	Current	\$46,358	7.3 %	\$1,363
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$13,600	2.2 %	\$400
Maintenance	Normalised	\$23,800	3.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$6,319	1 %	\$186
Total Expenses		\$180,535	28.6 %	\$5,310
Net Revenue		\$451,330		\$13,274

FINANCING

	schl	conv
Maximum loan amount	\$8,075,000	\$5,173,391
Financing CAP	4.53 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.8 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$451,330	\$451,330
Annual Mortgage Cost	\$415,361	\$361,064
Net cash after mortgage	\$35,969	\$90,266

RETURN ON INVESTMENT

Down Payment	\$1,425,000	\$4,326,609
Cash on cash return	2.5 %	2.1 %
Return on liquidity + capitalization	9.1 %	4.6 %
Total yearly return with appreciation of 2 %	22.44 %	8.96 %

CPU
279 400 \$

GIM
14,6

NIM
21,1

CAP
4,8 %

