

3839 - 3847 BEAUBIEN EST ROSEMONT

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Immeuble de 6 logements (6 x 3.5)+ 2 SPACIEUX GARAGES situé face au Parc Étienne-Desmarteau, ainsi qu'à quelques minutes du Jardin Botanique. Électricité, chauffage et eau chaude aux frais des locataires. Toit 2017. 4 logements rénovés en entier en 2019. Bon investissement, facile à gérer. TGA 4%. Près de la nouvelle Station de Métro (ligne bleu)

HIGHLIGHTS

- ✓ Located in a central, highly sought-after neighborhood
- ✓ Quick access to public transportation
- ✓ The presence of a garage and storage area of approximately 450 square feet at the rear of the building – a significant added value in an urban setting

ASKING PRICE :
\$1,415,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building envelope and structure;

Complete roof replacement (including metal roofing) – december 2016

Storage shed roof replacement (membrane + steel roof deck) –

Installation of a protective steel roof deck over the garage – 2017

Brick repointing (front and rear facades) – 2018

Renovation of the concrete surfaces on the rear balconies (2nd floor) – 2020

Infrastructure and systems:

Replacement of the main sewer line (4") in the basement – 2019

Complete renovation of the two units in the semi-basement (plumbing, sewer lines, electrical, walls, floors, etc.) – 2020

New electrical service for the storage area, garage, and utility room – 2021

Installation of electronic thermostats in all units – 2020

ADDITIONAL INFORMATION

Rental improvements:

Sanding and refinishing of floors (3845 & 3847) – 2020

Replacement of outlets, switches, and hardware (3845 & 3847) – 2020

Replacement of garage door – 2025

Replacement of patio door thresholds (steel, maintenance-free) – 2025

Painting work (basement window screens, main entrance awning, front balcony supports) – 2025

Plumbing:

All-copper supply lines

Drainage systems (sinks, bathtubs, washbasins, washing machines) made

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

1 (garage)

Hot Water System

Independent tanks (6)

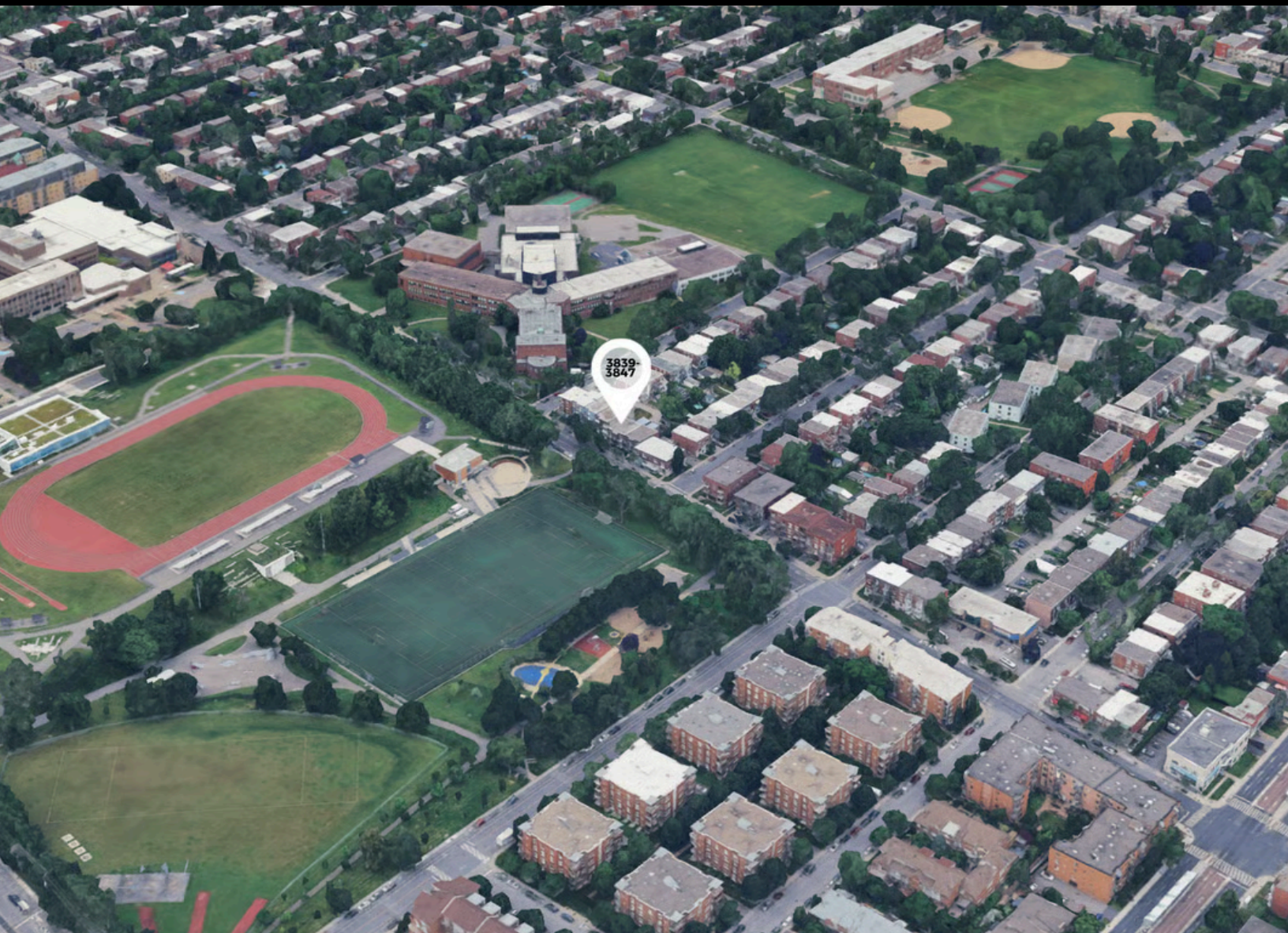


Heating System

Electric baseboards



3839 - 3847 Beaubien Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number	2 785 246
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Total Municipal Assessment

Total Municipal Assessment	811 500\$
Municipal Land Assessment	383 300\$
Municipal Building Assessment	428 200\$

Construction

Number of Storeys	2
Type of Building	Attached
Type of Construction	Brick and wood
Year of Construction	1958

Features

Plumbing	Copper and ABS
Condition of Roof	Renovated 2017 including roof panels new membrane and steel roof deck
Condition of Doors	Good condition
Condition of Balconies	Rear balconies on the 2nd floor were rebuilt using concrete in 2020
Condition of Windows	All windows and patio door were replaced in 2012.
Condition of Kitchens	Good condition
Electrical Panels	Circuit breakers
Exterior Siding	Brick, Re-pointing of front and rear brick joints (2018)
Condition of Bathrooms	Good condition
Floor Covering	179 all in hardwood, but those of 3839 and 3839A are new from 2023 and those of 3845 and 3847 were sanded and refinished in 2023. those of 3841 and 3843 were

Electromechanical System

Fire System	None
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Building type

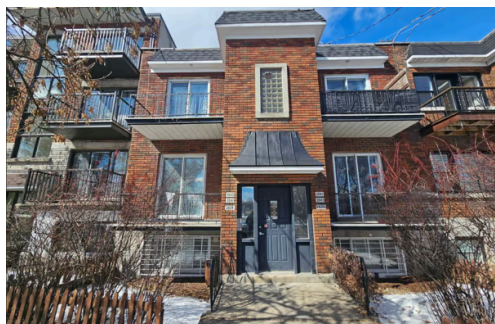
Laundry Room	No
Number of Units	6 x 3.5
Washer/Dryer Inlet	In each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	N/A
Number of Parking Spaces	1 (garage)

Area

Land Surface Area	2751 pi²
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FEATURES

Plumbing

Copper and ABS

Condition of Balconies

Rear balconies on the 2nd floor were rebuilt using concrete in 2020

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Renovated | 2017 | including roof panels | new membrane and steel roof deck

Concierge Agreement

None

Hot Water System

Independent tanks (6)

Electrical Panels

Circuit breakers

Environmental Report

No

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

All windows and patio door were replaced in 2012.

Exterior Siding

Brick, Re-pointing of front and rear brick joints (2018)

Floor Covering

179 all in hardwood, but those of 3839 and 3839A are new from 2023 and those of 3845 and 3847 were sanded and refinished in 2023. those of 3841 and 3843 were redone in 2013.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$78,252	86.7 %	\$1,087
Affordable Res.			
Commercial			
Lockers	\$6,000	6.6 %	\$83
Parking	\$6,000	6.6 %	\$83
Laundry			
Total Revenues	\$90,252		\$1,254
Vac. / Bad debt	\$2,708	3 %	\$38
EGR	\$87,544		\$1,216

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,939	4.5 %	\$657
Municipal Taxes	Current	\$5,179	5.9 %	\$863
School Taxes	Current	\$630	0.7 %	\$105
Insurance	Current	\$4,240	4.8 %	\$707
Electricity	Estimated	\$460	0.5 %	\$77
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.7 %	\$250
Maintenance	Normalised	\$4,200	4.8 %	\$700
Appliances	Current	\$360	0.4 %	\$60
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$875	1 %	\$146
Total Expenses		\$21,384	24.4 %	\$3,564
Net Revenue		\$66,161		\$11,027

FINANCING

	schl	
Maximum loan amount	\$1,187,671	\$1,241,261
Financing CAP	4.74 %	5.06 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.1 %	4.1 %
Amortization	40 Years	45 Years
Term	5 Years	5 Years

TREASURY

	schl	
Net Revenue	\$66,161	\$66,161
Annual Mortgage Cost	\$63,860	\$63,510
Net cash after mortgage	\$2,300	\$2,651

RETURN ON INVESTMENT

Down Payment	\$227,329	\$173,739
Cash on cash return	1.0 %	1.5 %
Return on liquidity + capitalization	6.7 %	7.5 %
Return on liquidity + cap. + appreciation	19.1 %	23.8 %

CPU
235 800 \$

GIM
15,7

NIM
21,4

CAP
4,7 %



