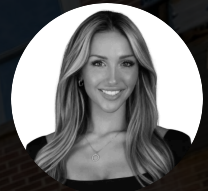


3996 - 4006 BERRI PLATEAU MONT-ROYAL E

6 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Six-unit residential property located in the heart of Plateau-Mont-Royal, in a sought-after area benefiting from strong rental demand. This three-storey row building, constructed in 1927, consists of 6 x 4½, configured as 3½ units with double living rooms. The property currently generates annual residential rental income of \$63,012 and offers significant potential for rental income growth and optimization. Its unit mix, generous apartment sizes and central location make it an attractive opportunity for an investor, while also offering potential for a future owner-occupant.

HIGHLIGHTS

- ✓ Prime location in the heart of Plateau-Mont-Royal, just steps from Duluth Avenue and Saint-Denis Street, known for their many restaurants, cafés, shops and terraces. Close to La Fontaine Park and the Sherbrooke and Mont-Royal metro stations.
- ✓ Significant potential for rental income optimization.
- ✓ Energy costs are paid by the tenants.

ASKING PRICE :
\$1,375,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2018.

Masonry repairs to the 2nd and 3rd floors, including the lintels, completed in 2019.

ADDITIONAL INFORMATION

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

Two view easements are registered in the Land Registry under numbers 2,267,383 and 640,538.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

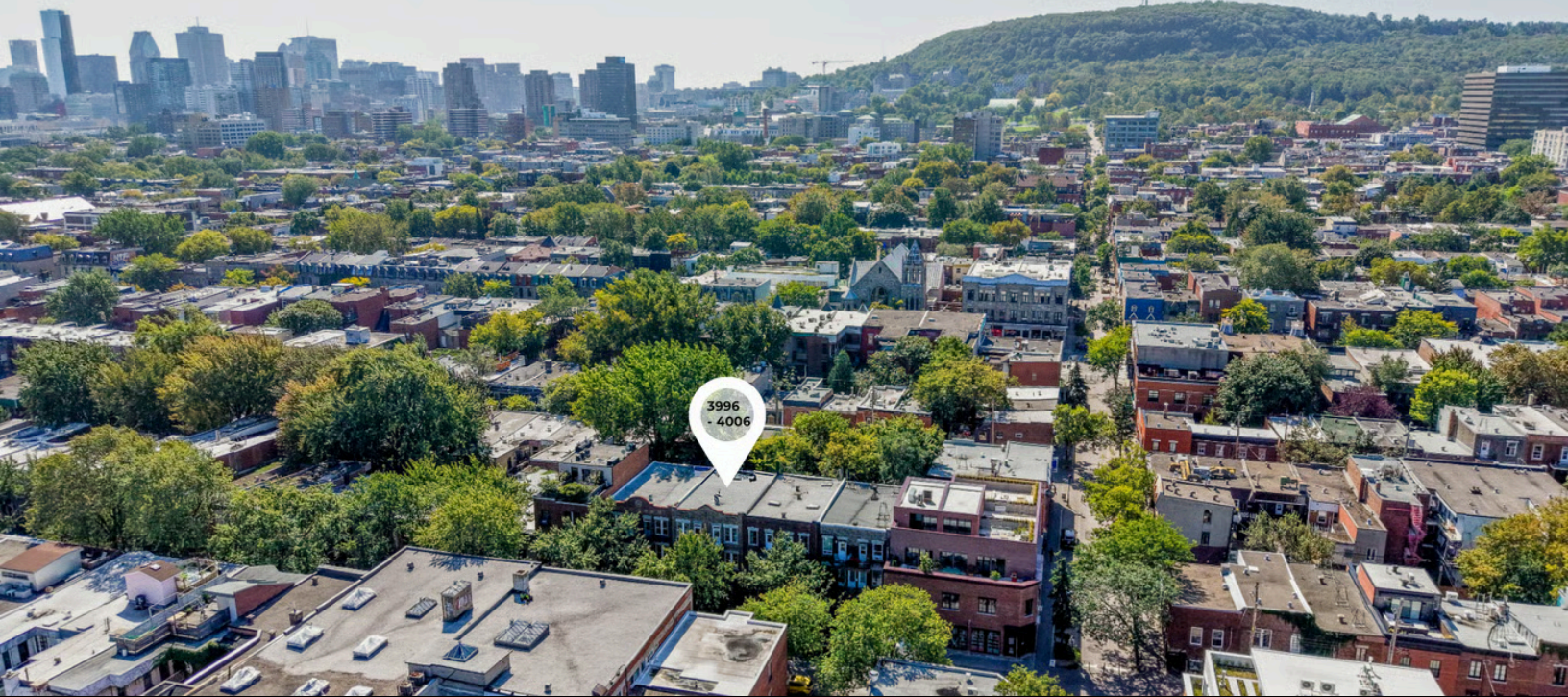
Hot Water System

Independent tanks

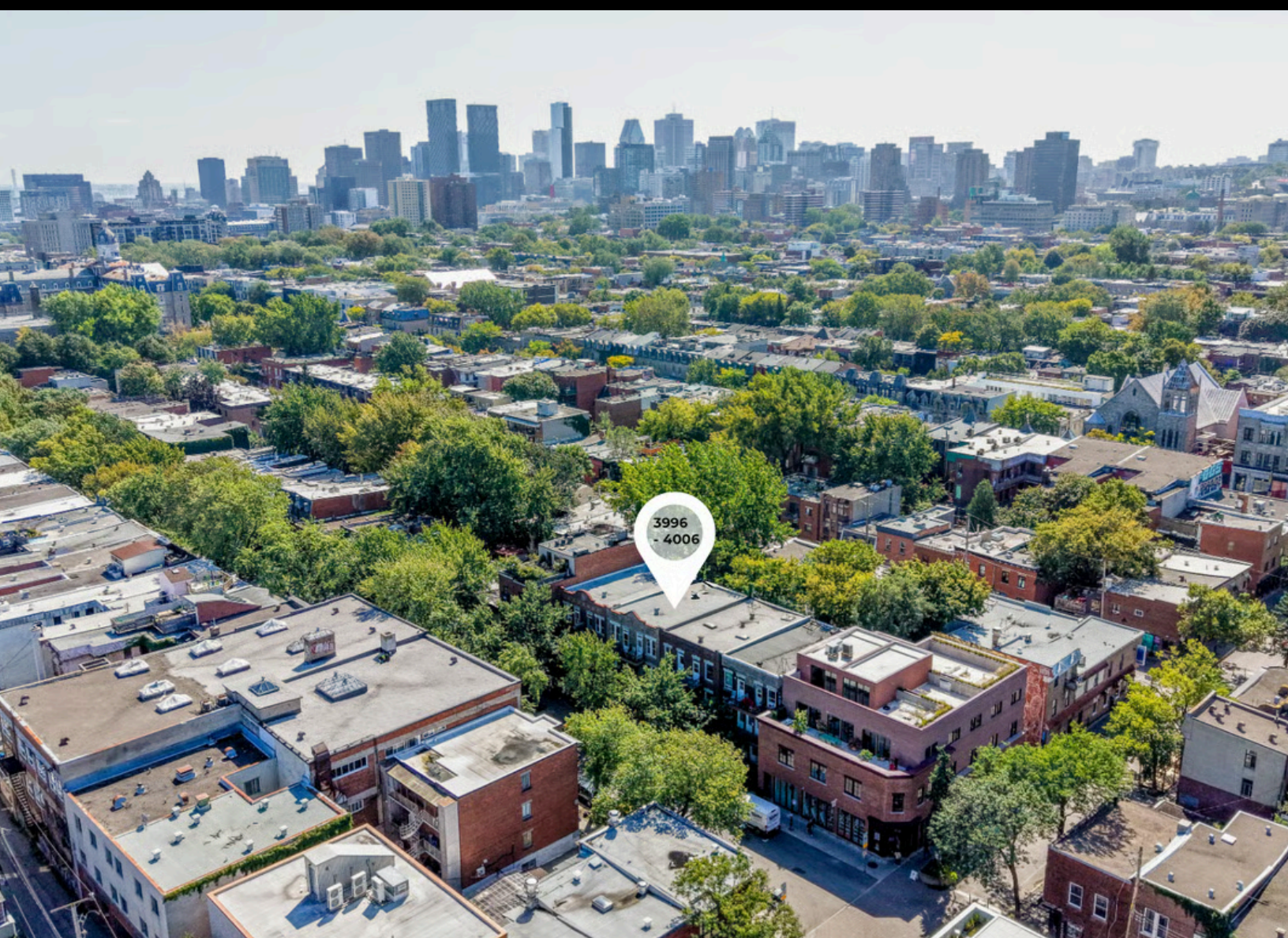


Heating System

Electric baseboard heaters



3996 - 4006 Berri, Plateau Mont-Royal E



BUILDING DESCRIPTION

General Information

Cadastral number	2 338 671
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Total Municipal Assessment

Total Municipal Assessment	\$ 1 331 700
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Municipal Land Assessment	\$ 594 300
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Municipal Building Assessment	\$ 594 300
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Construction

Number of Storeys	3
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Type of Building	In a row
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Type of Construction	Brick and wood
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Year of Construction	1927
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	No
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Number of Units	6 x 4.5 (3.5 double living rooms.)
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Washer/Dryer Inlet	Yes in each units
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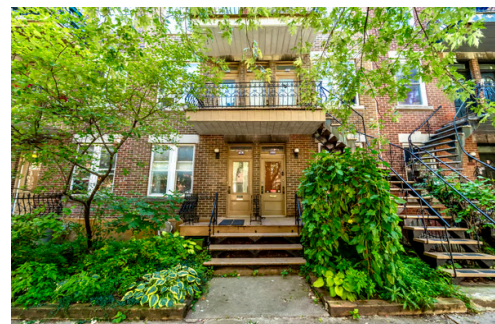
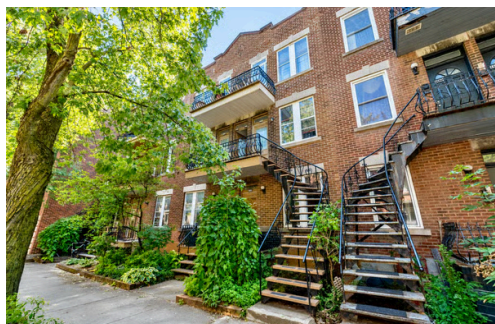
Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Area

Land Surface Area	1 939 sq. ft
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FEATURES

Fenced

Partially fenced backyard (outside the property boundaries)

Condition of Roof

Membrane - 2018

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers - To be verified

Environmental Report

No

Internet and Telecom

No

Condition of Doors

Year unknown - To be replaced

Intercom and Doorbell

Separate entrances

Condition of Windows

Year unknown - To be replaced

Exterior Siding

Brick

Floor Covering

Hardwood and ceramic flooring

Plumbing

Copper, ABS - To be verified

Condition of Balconies

Concrete with metal railings

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$63,012	100 %	\$875
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$63,012		\$875
Vac. / Bad debt	\$1,890	3 %	\$26
EGR	\$61,122		\$849

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,750	4.5 %	\$458
Municipal Taxes	Current	\$8,613	14.1 %	\$1,436
School Taxes	Current	\$1,025	1.7 %	\$171
Insurance	Current	\$3,434	5.6 %	\$572
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.5 %	\$250
Maintenance	Normalised	\$4,200	6.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$611	1 %	\$102
Total Expenses		\$22,134	36.2 %	\$3,689
Net Revenue		\$38,988		\$6,498

FINANCING

Maximum loan amount	\$651,724	\$677,380	\$697,818
Financing CAP	5.08 %	5.47 %	5.31 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.6 %	4.6 %	4.6 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$38,988	\$38,988	\$38,988
Annual Mortgage Cost	\$37,743	\$37,589	\$37,387
Net cash after mortgage	\$1,245	\$1,399	\$1,601

RETURN ON INVESTMENT

Down Payment	\$723,276	\$697,620	\$677,182
Cash on cash return	0.2 %	0.2 %	0.2 %
Return on liquidity + capitalization	1.0 %	0.9 %	0.8 %
Total yearly return with appreciation	of 3.13 % 6.99 %	of 2.91 % 6.65 %	of 2.99 % 6.89 %

CPU
229 200 \$

GIM
21,8

NIM
35,3

CAP
2,8 %



