

4010 SAINT-ZOTIQUE EST ROSEMONT

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Building of 8 units located in the heart of Rosemont, consisting of 8 x 3½ of identical size, most of which are in excellent condition. The building has benefited from several improvements and cosmetic renovations over the years, ensuring a high-quality asset. All energy costs are paid by the tenants. Strategically located and served by the bus network, at the intersection of Pie-IX Boulevard, and close to the Botanical Garden, Cégep de Rosemont, and Saint-Michel metro station. A rare opportunity offering strong potential for rental income optimization, supported by quality units and strong rental demand.

HIGHLIGHTS

- ✓ Located near Étienne-Desmarteau Park, Collège Jean-Eudes, the Rosemont Technology Centre, Sainte-Bernadette-Soubirous Elementary School, as well as the future Pie-IX and Viau metro stations.
- ✓ The rents are significantly below the average rental market rate (average of \$595/month).

ASKING PRICE :
\$1,500,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

White gravel roof redone in 2016.

All rear steel doors were replaced in 2020.

Sections of plumbing were repaired in 2018.

The stucco on the rear balcony walls was repaired in 2024.

Hot water tanks replaced in 2024, 2017, and 2015.

ADDITIONAL INFORMATION

The units are 3½ with a double living room.

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

Responsibility for appliances

Tenants



Number of units

8

Number of Parking Spaces

3 rear places

Hot Water System

Independent tanks

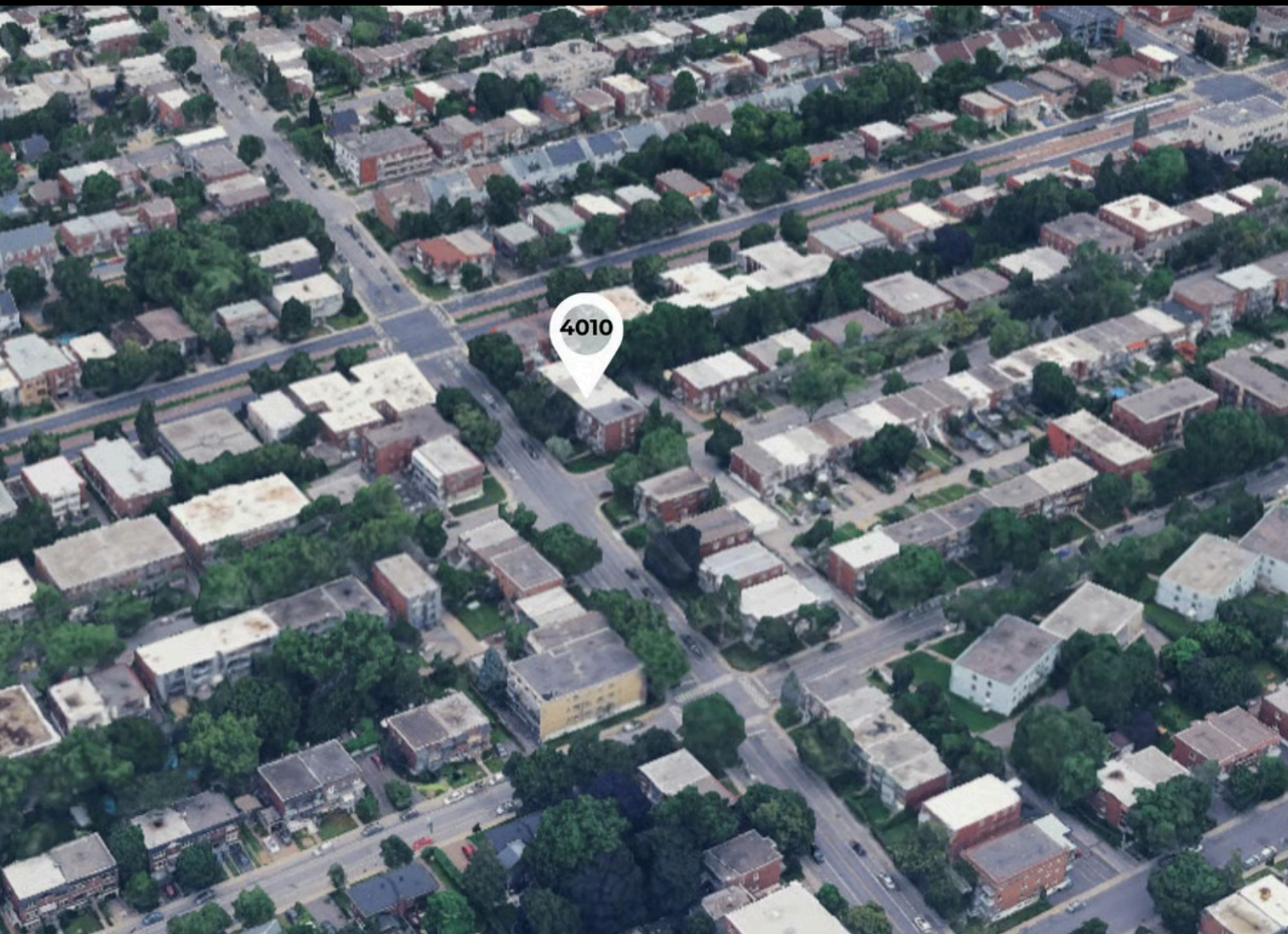


Heating System

Electronic thermostats



4010 Saint-Zotique Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2 785 221

Total Municipal Assessment

Total Municipal Assessment \$1 051 600

Municipal Land Assessment \$409 200

Municipal Building Assessment \$642 400

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1954

Electromechanical System

Fire System 120 V smoke detectors

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 8 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 3 rear places

Area

Land Surface Area 2 936 sq ft



FEATURES

Fenced

N/A

Condition of Roof

Good condition 2016 | Asphalt and white gravel

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers | 8 x 60 AMP

Environmental Report

Phase 1 | 2019

Internet and Telecom

Yes

Condition of Doors

Insulated steel | front and rear in 2020

Intercom and Doorbell

Intercom with electric strike (buzzer)

Condition of Windows

Good condition | Sliding

Exterior Siding

Brick

Floor Covering

Hardwood, vinyl and ceramic

Plumbing

Copper and PEX | Stormwater and sanitary: Cast iron and ABS

Condition of Balconies

Plywood on metal structure with ornamental steel railings

Heating System

Electronic thermostats

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$57,120	100 %	\$595
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$57,120		\$595
Vac. / Bad debt	\$1,714	3 %	\$18
EGR	\$55,406		\$577

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,493	4.5 %	\$312
Municipal Taxes	Current	\$6,711	12.1 %	\$839
School Taxes	Current	\$823	1.5 %	\$103
Insurance	Current	\$5,635	10.2 %	\$704
Electricity	Current	\$274	0.5 %	\$34
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	3.6 %	\$250
Maintenance	Normalised	\$5,600	10.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$554	1 %	\$69
Total Expenses		\$24,090	43.5 %	\$3,011
Net Revenue		\$31,316		\$3,915

FINANCING

Maximum loan amount	\$578,911	\$606,479	\$629,206
Financing CAP	4.60 %	4.91 %	4.73 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	3.9 %	3.9 %	3.9 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$31,316	\$31,316	\$31,316
Annual Mortgage Cost	\$30,091	\$30,154	\$29,998
Net cash after mortgage	\$1,225	\$1,162	\$1,318

RETURN ON INVESTMENT

Down Payment	\$921,089	\$893,521	\$870,794
Cash on cash return	0.1 %	0.1 %	0.2 %
Return on liquidity + capitalization	0.8 %	0.7 %	0.7 %
Total yearly return with appreciation of 2 %	4.1 %	4.09 %	4.1 %

CPU
187 500 \$

GIM
26,3

NIM
47,9

CAP
2,1 %

