

4086 FOREST MONTRÉAL-NORD

5 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A detached building with 5 units, consisting exclusively of 5 x 4½-bedroom units, offering spacious and well-maintained apartments. Two units have undergone several recent upgrades. The building enjoys a strategic location in the immediate vicinity of Pie-IX Boulevard, offering easy access to public transportation, local shops, and services. Heating and hot water costs are the responsibility of the tenants. The property also includes 6 parking spaces, including 2 garages. The building generates solid income and offers potential for further growth.

HIGHLIGHTS

- ✓ A garage is currently being used by the owner
- ✓ Nearby: Forest Shopping Center, Maxi, Jean Coutu, Pharmaprix, restaurants, and local shops on Pie-IX
- ✓ Well maintained over the years. The common areas and doors have recently been repainted.

ASKING PRICE :
\$1,215,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Units #2 and #4 have been renovated with the following upgrades:
- Kitchen
- Bathroom
- Flooring
- New LED light fixtures
- New vanities

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

6 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters



4086 Forest, Montréal-Nord



BUILDING DESCRIPTION

General Information

Cadastral number	1 412 845
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Total Municipal Assessment

Total Municipal Assessment	\$ 885 600
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Municipal Land Assessment	\$ 263 400
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Municipal Building Assessment	\$ 622 200
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Wooden structure
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Year of Construction	1964
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Rooms	20
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Number of Units	5 x 4.5
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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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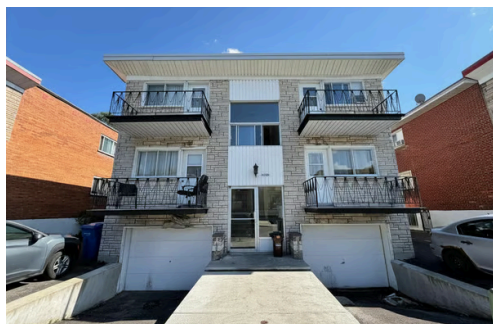
Parking

Type of Parking	Garage / Exterior
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Number of Parking Spaces	6 spaces
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Area

Land Surface Area	3780 sq. ft
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FEATURES

Fenced

Partially

Condition of Roof

good condition

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

New Vanities

Internet and Telecom

To be verified

Condition of Doors

In good condition

Intercom and Doorbell

Yes

Condition of Windows

Sliding doors / In fair condition

Exterior Siding

Brick / Stone

Environmental Report

N/A

Plumbing

ABS / PEX

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters

Condition of Kitchens

good condition

Distance from fire station and hydrant

To be verified

Floor Covering

Units #2 and #4: Laminate flooring (2026) / Ceramic tile in Unit #4 (2026)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$64,560	100 %	\$1,076
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$64,560		\$1,076
Vac. / Bad debt	\$1,937	3 %	\$32
EGR	\$62,623		\$1,044

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,818	4.5 %	\$564
Municipal Taxes	Current	\$5,903	9.4 %	\$1,181
School Taxes	Current	\$612	1 %	\$122
Insurance	Current	\$2,024	3.2 %	\$405
Electricity	Current	\$1,011	1.6 %	\$202
Heating				
Snow Removal				
Elevator				
Lawn	Estimated	\$805	1.3 %	\$161
Structural Reserve				
Janitor	Normalised	\$1,250	2 %	\$250
Maintenance	Normalised	\$3,500	5.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$626	1 %	\$125
Total Expenses		\$18,549	29.6 %	\$3,710
Net Revenue		\$44,074		\$8,815

FINANCING

Maximum loan amount	\$779,800	\$530,877
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$44,074	\$44,074
Annual Mortgage Cost	\$42,550	\$35,259
Net cash after mortgage	\$1,524	\$8,815

RETURN ON INVESTMENT

Down Payment	\$435,200	\$684,123
Cash on cash return	0.4 %	1.3 %
Return on liquidity + capitalization	2.2 %	3.0 %
Total yearly return with appreciation of 3.84 %	12.96 % of 2 %	6.57 %

CPU
243 000 \$

GIM
18,8

NIM
27,6

CAP
3,6 %



