

4175 SAINT-KEVIN CÔTE-DES-NEIGES

13 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

CDN: Detached 13-unit building (12 x 4½ + 1 x 3½). Located just a few minutes' walk from the Jewish General Hospital and St. Mary's Hospital. Heating and hot water costs are covered by the owners. Three-story building featuring a basement (with storage lockers and laundry facilities) and indoor garages. Well-maintained building with a good tenant base. Conversion opportunity.

HIGHLIGHTS

Very well-maintained building featuring several recent major renovations; indoor garages, roof, boiler, water heater, and railings have been replaced; masonry work (side walls) scheduled for 2026.

ASKING PRICE :

\$3,395,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Asphalt and gravel roof and skylight replacement (2019)

Replacement of railings and select balconies (2019)

Boiler and water heater replacement (2017)

Renovation of several kitchens and bathrooms

Interlocking stone entrance (2024)/ low walls and lawn (2025)

Boiler fan replaced (2025)

Masonry work (2026)

ADDITIONAL INFORMATION

Part of the foundation has been waterproofed with a French drain and a submersible pump.

Responsibility for appliances

Owner (ovens and f

Number of units

13

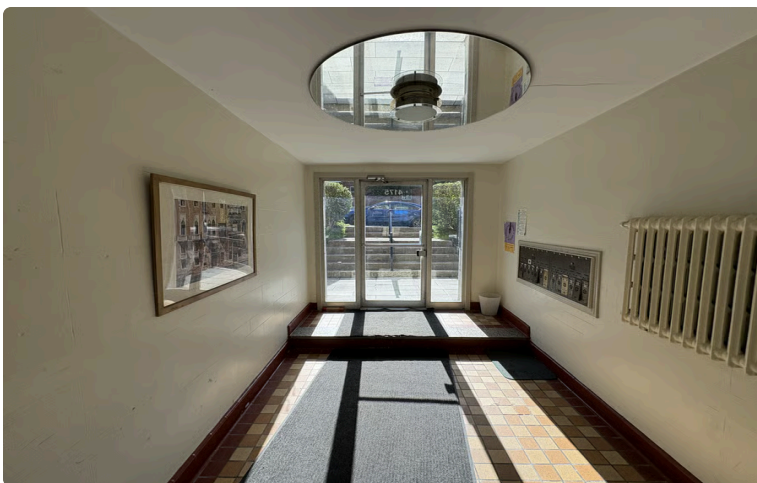


Number of Parking Spaces

3 double indoor garages (2 included with the units and 1 rented separately). Total: 6

Hot Water System

Central water heater replaced in 2017



Heating System

Hot-water central heating



4175 Saint-Kevin, Côte-des-Neiges



BUILDING DESCRIPTION

General Information

Cadastral number 2650313

Total Municipal Assessment

Total Municipal Assessment 2 763 400 \$

Municipal Land Assessment 665 600 \$

Municipal Building Assessment 2 097 800 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1949

Part of the foundation has been waterproofed with a French drain and a submersible pump.

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes

Number of Rooms 51

Number of Units 12 x 4.5 + 1 x 3.5

Washer/Dryer Inlet Laundry room in the basement

Appliance Responsibility Owner (ovens and f

Heating Responsibility Owner

Hot Water Responsibility Owner

The SELLER gives no legal warranty of quality to the buyer, the latter nevertheless not waiving the legal warranties given by previous owners and received by the SELLER when acquiring the immovable, which are hereby assigned to the buyer. In addition, the buyer waives any recourse against the SELLER for any information that the SELLER may have failed to disclose in good faith.

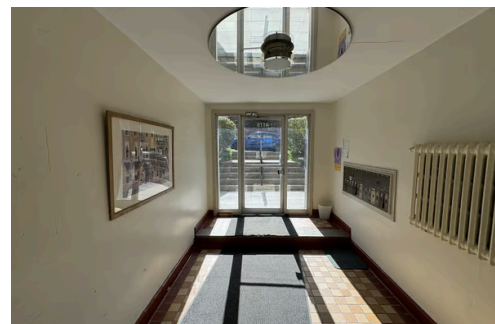
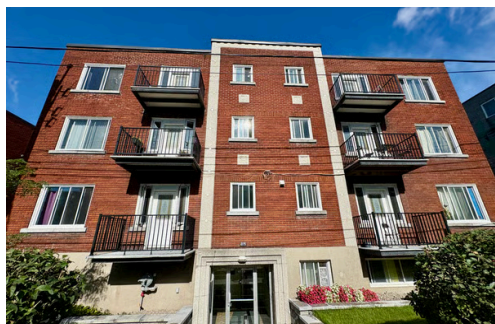
Parking

Type of Parking Interior

Number of Parking Spaces 3 double indoor garages (2 included with the units and 1 rented separately). Total: 6

Area

Land Surface Area 6 513 sf



FEATURES

Fenced

No

Condition of Roof

Redone in 2019, asphalt and gravel

Concierge Agreement

Janitor lives on site/rent reduction

Hot Water System

Central water heater replaced in 2017

Electrical Panels

Breakers

Condition of Bathrooms

Most are renovated, good general condition

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Aluminium windows in good condition

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

Copper, pex and galvanised

Condition of Balconies

Fiberglass balconies in good condition; railings replaced in 2019.

Heating System

Hot-water central heating

Condition of Kitchens

Several renovated kitchens, good general condition

Distance from fire station and hydrant

A few meters

Floor Covering

Wood, ceramic and other

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$220,284	99.5 %	\$1,412
Affordable Res.			
Commercial			
Lockers			
Parking	\$1,080	0.5 %	\$7
Laundry			
Total Revenues	\$221,364		\$1,419
Vac. / Bad debt	\$6,641	3 %	\$43
EGR	\$214,723		\$1,376

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,736	5 %	\$826
Municipal Taxes	Current	\$17,265	8 %	\$1,328
School Taxes	Current	\$2,125	1 %	\$163
Insurance	Current	\$12,274	5.7 %	\$944
Electricity	Current	\$865	0.4 %	\$67
Heating	Current	\$12,894	6 %	\$992
Snow Removal	Current	\$865	0.4 %	\$67
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$5,200	2.4 %	\$400
Maintenance	Normalised	\$9,100	4.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,147	1 %	\$165
Total Expenses		\$73,471	34.2 %	\$5,652
Net Revenue		\$141,252		\$10,866

FINANCING

Maximum loan amount	\$2,177,148	\$1,790,194
Financing CAP	5.51 %	5.92 %
Debt coverage ratio	1.3	1.25
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$141,252	\$141,252
Annual Mortgage Cost	\$114,718	\$113,001
Net cash after mortgage	\$26,534	\$28,250

RETURN ON INVESTMENT

Down Payment	\$1,217,852	\$1,604,806
Cash on cash return	2.2 %	1.8 %
Return on liquidity + capitalization	4.1 %	4.4 %
Total yearly return with appreciation of 2 %	9.72 %	8.66 %

CPU
261 200 \$

GIM
15,3

NIM
24

CAP
4,2 %

