

4210 SAINT-ZOTIQUE EST ROSEMONT

18 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached 18-unit building located 10 minutes from Maisonneuve Park. 11 x 4.5 and 7 x 3.5 units with a garage providing 9 parking spaces. Well-maintained apartments featuring concrete balconies, railings, and aluminum doors and windows. Heating and hot water are paid by the landlord, and electricity is paid by the tenants

HIGHLIGHTS

- ✓ Aluminium doors and window
- ✓ Concrete balconies
- ✓ 9 interior parkings

ASKING PRICE :

\$4,075,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Electrical panels redone with 60 amps breakers

ADDITIONAL INFORMATION

10 min. from Parc Maisonneuve

The SELLER gives no legal warranty of quality to the buyer, [...] (see broker for complete clause).

Responsibility for appliances

Tenants

Number of units

18

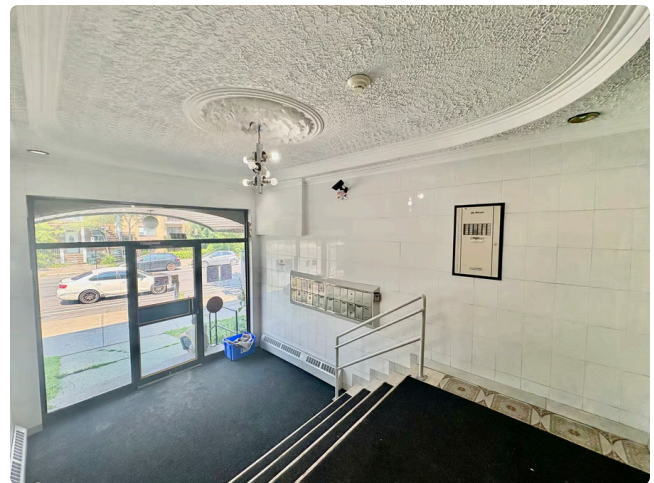


Number of Parking Spaces

9 spots

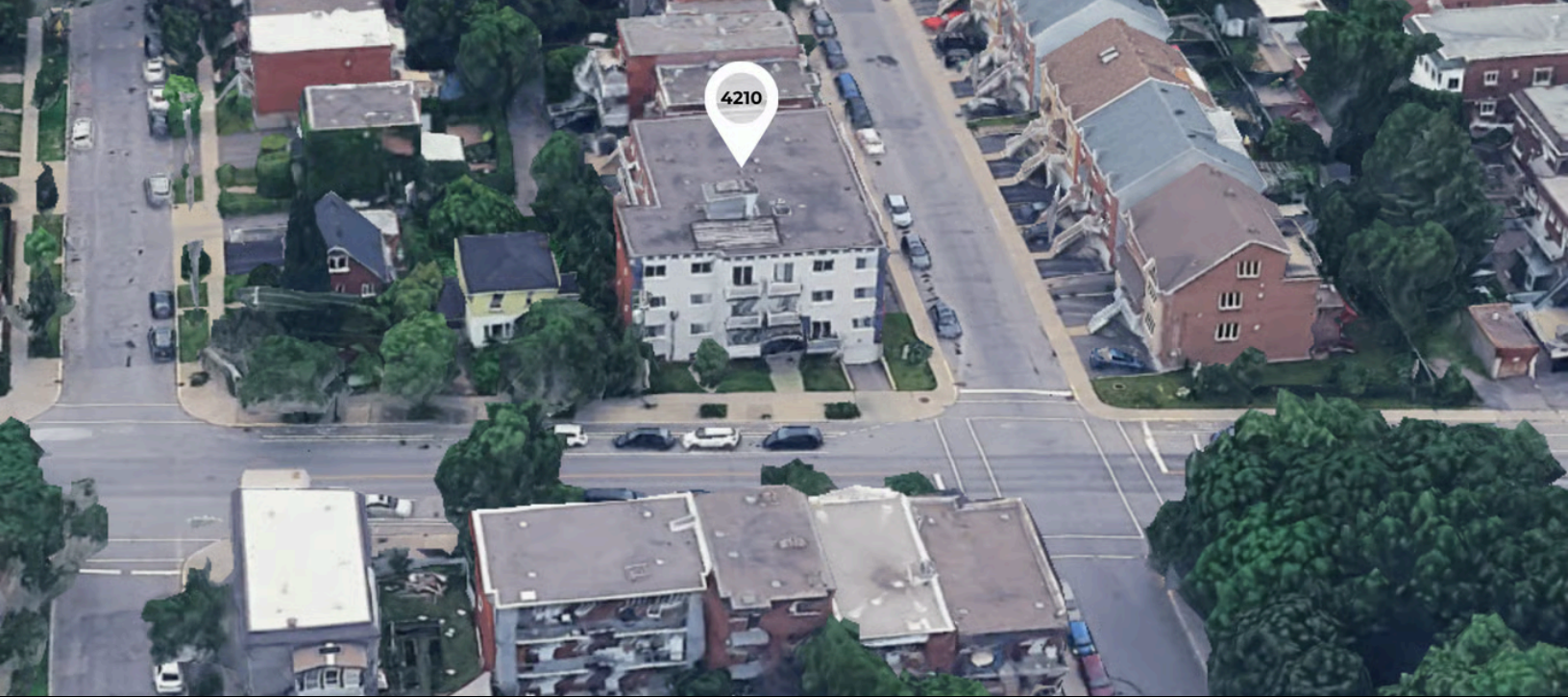
Hot Water System

Gas

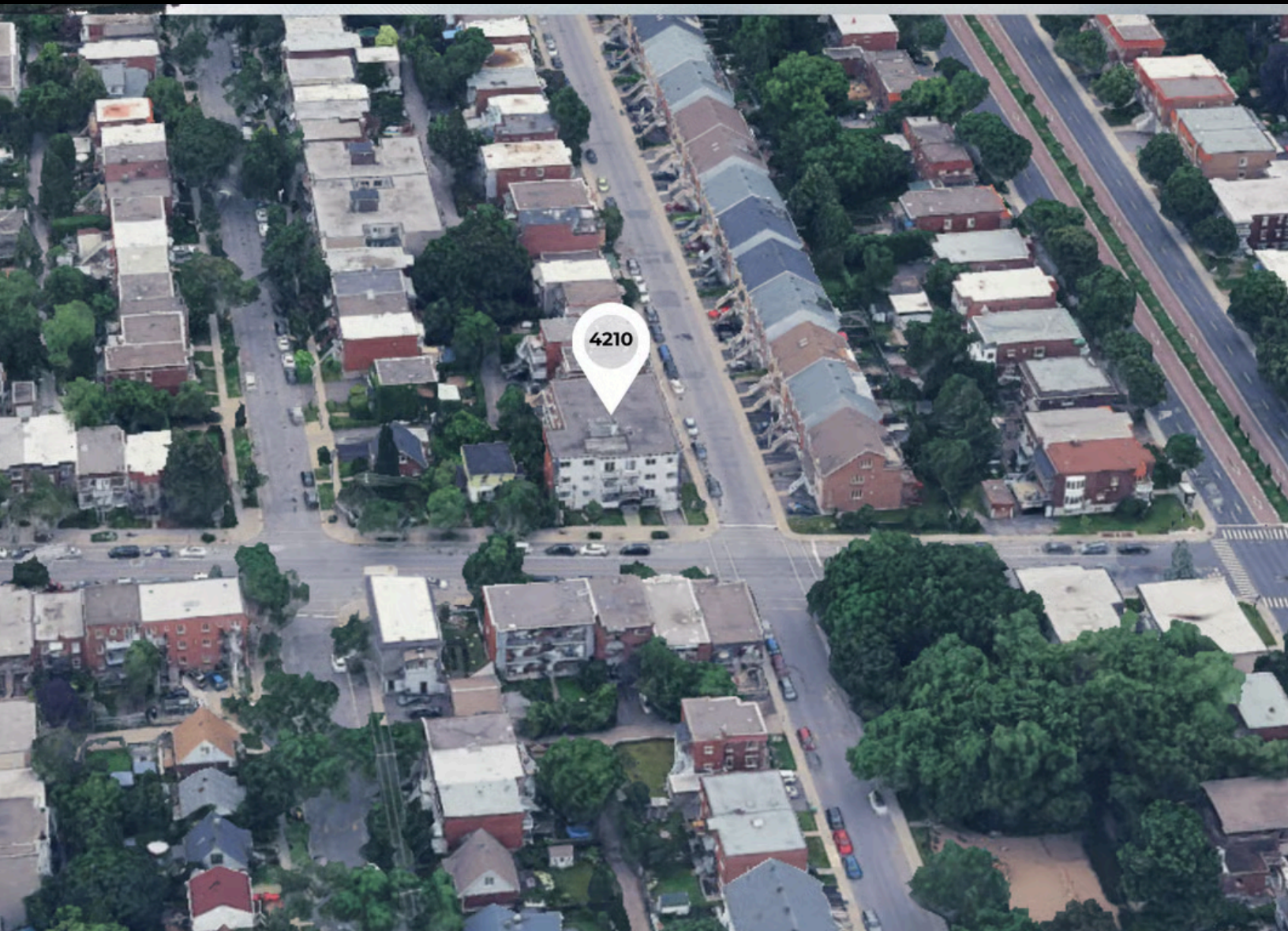


Heating System

Gas



4210 Saint-Zotique Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2 785 330

Total Municipal Assessment

Total Municipal Assessment 2 227 400\$

Municipal Land Assessment 608 000\$

Municipal Building Assessment 1 619 400\$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1973

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes

Number of Rooms 65

Number of Units 11 x 4.5 et 7 x 3.5

Washer/Dryer Inlet No

Appliance Responsibility Tenants

Heating Responsibility Owner

Hot Water Responsibility Owner

The SELLER provides no legal warranty of quality to the buyer; however, the buyer does not waive the legal warranties provided by prior owners... (see broker for the complete clause).

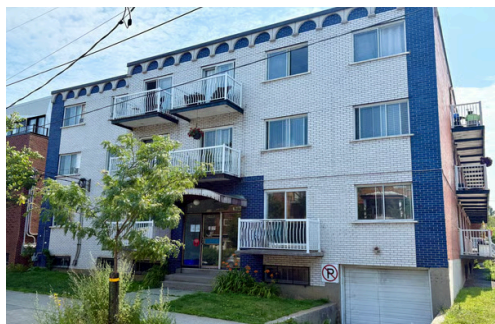
Parking

Type of Parking Interior garage

Number of Parking Spaces 9 spots

Area

Land Surface Area 698.80m2



FEATURES

Fenced

No

Condition of Doors

Aluminium

Intercom and Doorbell

Intercom

Condition of Windows

Aluminium

Exterior Siding

Brick

Floor Covering

plancher flottant

Plumbing

Copper and steel

Condition of Balconies

Cement

Heating System

Gas

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

More than 15 years

Concierge Agreement

No

Hot Water System

Gas

Electrical Panels

Breakers 60 A | Replaced

Environmental Report

Coming soon

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$253,956	97.1 %	\$1,176
Affordable Res.			
Commercial			
Lockers			
Parking	\$6,600	2.5 %	\$31
Laundry	\$1,020	0.4 %	\$5
Total Revenues	\$261,576		\$1,211
Vac. / Bad debt	\$7,847	3 %	\$36
EGR	\$253,729		\$1,175

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$12,686	5 %	\$705
Municipal Taxes	Current	\$20,770	8.2 %	\$1,154
School Taxes	Current	\$2,470	1 %	\$137
Insurance	Current	\$17,233	6.8 %	\$957
Electricity	Current	\$705	0.3 %	\$39
Heating	Current	\$23,597	9.3 %	\$1,311
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$7,200	2.8 %	\$400
Maintenance	Normalised	\$12,600	5 %	\$700
Appliances	Current	\$1,290	0.5 %	\$72
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,537	1 %	\$141
Total Expenses		\$101,089	39.8 %	\$5,616
Net Revenue		\$152,640		\$8,480

FINANCING

	schl	conv
Maximum loan amount	\$2,662,114	\$1,934,526
Financing CAP	4.87 %	5.92 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$152,640	\$152,640
Annual Mortgage Cost	\$146,523	\$122,112
Net cash after mortgage	\$6,117	\$30,528

RETURN ON INVESTMENT

Down Payment	\$1,412,886	\$2,140,474
Cash on cash return	0.4 %	1.4 %
Return on liquidity + capitalization	2.4 %	3.6 %
Total yearly return with appreciation of 2 %	8.13 %	7.39 %

CPU
226 400 \$

GIM
15,6

NIM
26,7

CAP
3,8 %



