

465 D'ANVERS PARC-EXTENSION

6 UNITS

PMML

FOR SALE



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Real Estate Broker

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6 large 4½ in on a quiet residential street in a strategic location of Parc-Extension at walking distance from Parc metro.

Ideal for investors seeking optimization: all but one units provide significant value-add potential, with estimated total rental upside of at least 40%).

Immediate access to Marché Central combined with strong transit connectivity, supports sustained tenant demand and rental growth.

HIGHLIGHTS

- ✓ One unit is currently being vacated - tenant departure.
- ✓ A spacious backyard in a quiet street.
- ✓ Walking distance to Parc Metro, Université de Montréal's MIL Campus, commuter rail, and multiple STM bus routes.
- ✓ Close to Jarry Park, Mont-Royal, schools, grocery stores, cafés, and everyday amenities.

ASKING PRICE :
\$1,200,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof: Replaced around 2018–2019

Main Door: New front door installed in 2026

Flooring: Flooring recently replaced in three apartments.

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

6



Number of Parking Spaces

On street

Hot Water System

Independent electrical tanks (owner's)

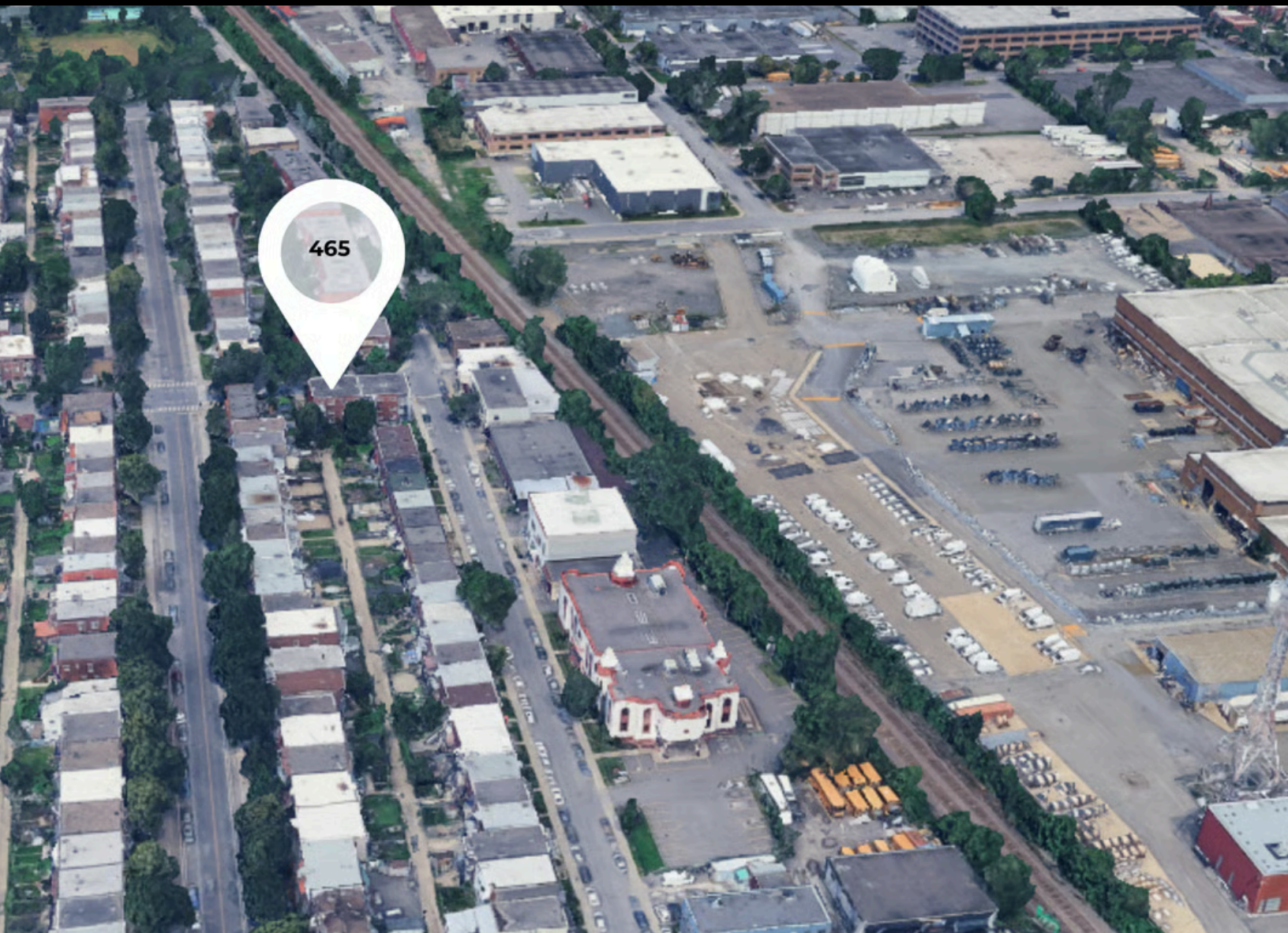


Heating System

Electric baseboards



465 D'Anvers, Parc-Extension



BUILDING DESCRIPTION

General Information

Cadastral number 2 248 634

Total Municipal Assessment

Total Municipal Assessment 1 086 900 \$

Municipal Land Assessment 592 200 \$

Municipal Building Assessment 494 700 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1954

Features

Plumbing Copper

Condition of Roof New (replaced in 2018/2019)

Condition of Doors Good

Condition of Balconies Front - good condition (concrete with aluminum fence); Back - to be replaced

Condition of Windows Good condition (aluminum)

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Masonry

Condition of Bathrooms Good

Floor Covering Hardwood / ceramic / tiles

Electromechanical System

Fire System Smoke detectors, one fire extinguisher in each floor.

Building type

Laundry Room No

Number of Units 6 x 4.5

Washer/Dryer Inlet To be verified

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces On street

Area

Land Surface Area 3 983 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

New (replaced in 2018/2019)

Concierge Agreement

N/A

Hot Water System

Independent electrical tanks
(owner's)

Electrical Panels

Circuit breakers

Environmental Report

To be updated

Internet and Telecom

Yes

Condition of Doors

Good

Intercom and Doorbell

Intercom

Condition of Windows

Good condition (aluminum)

Exterior Siding

Masonry

Floor Covering

Hardwood / ceramic / tiles

Plumbing

Copper

Condition of Balconies

Front - good condition (concrete
with aluminum fence); Back - to
be replaced

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$60,480	100 %	\$840
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$60,480		\$840
Vac. / Bad debt	\$1,814	3 %	\$25
EGR	\$58,666		\$815

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,640	4.5 %	\$440
Municipal Taxes	Current	\$6,583	11.2 %	\$1,097
School Taxes	Current	\$782	1.3 %	\$130
Insurance	Current	\$3,844	6.6 %	\$641
Electricity	Current	\$254	0.4 %	\$42
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.6 %	\$250
Maintenance	Normalised	\$4,200	7.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$587	1 %	\$98
Total Expenses		\$20,390	34.8 %	\$3,398
Net Revenue		\$38,276		\$6,379

FINANCING

Maximum loan amount	\$662,800	\$445,254
Financing CAP	4.91 %	6.45 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.35 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$38,276	\$38,276
Annual Mortgage Cost	\$36,009	\$30,621
Net cash after mortgage	\$2,267	\$7,655

RETURN ON INVESTMENT

Down Payment	\$537,200	\$754,746
Cash on cash return	0.4 %	1.0 %
Return on liquidity + capitalization	1.6 %	2.3 %

CPU
200 000 \$

GIM
19,8

NIM
31,4

CAP
3,2 %

