

4800 DES ARDENNES MONTRÉAL-NORD

8 UNITS

PMML

FOR SALE



Fanny Rooseboom

Team Fanny Rooseboom
et Cidrik Gagné

Executive VP

Real Estate Broker

📞 514-608-1133



fanny.rooseboom@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

**PROPERTY
DESCRIPTION**

Detached 8 units multi-family building (3 x 5.5 + 5 x 4.5) located 2 km from the SmartCentres shopping mall (Walmart, Canadian Tire, etc). Tenants are responsible for energy costs. Washer and dryer outlet in each unit. Excellent revenue.

HIGHLIGHTS

- ✓ 8 units (3 x 5.5 + 5 x 4.5)
- ✓ Washer and dryer outlet in each unit

ASKING PRICE :
\$1,975,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Apartments #3, #4 & #5 floors, walls, painted.
- Apartment #6 was repainted and floors were sanded and varnished.
- Roof 2021
- Balconies 2014
- Repointed brick

ADDITIONAL INFORMATION

The sellers does not give legal warranty of quality... (see realtor for complete clause).

Responsibility for appliances
Tenants

Number of units
8



Number of Parking Spaces
6 spaces (approx)

Hot Water System
Electricity



Heating System
Electric baseboards



4800 Des Ardennes, Montréal-Nord



BUILDING DESCRIPTION

General Information

Cadastral number 1 845 414

Total Municipal Assessment

Total Municipal Assessment \$ 1 194 300

Municipal Land Assessment \$ 217 100

Municipal Building Assessment \$ 977 200

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1968

Features

Plumbing Copper / Pex

Condition of Roof Tar / Gravel 2021

Condition of Doors Good condition

Condition of Balconies Good condition (2014) fiberglass

Condition of Windows Aluminum / Sliding (Good condition)

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Aluminum / Brick / Stone

Condition of Bathrooms Good condition

Floor Covering Wood, ceramic, etc.

Electromechanical System

Fire System Fire extinguishers and smoke detectors

Building type

Laundry Room No

Number of Units 3 x 5.5 + 5 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 6 spaces (approx)

Area

Land Surface Area 4 250 sq. ft.



FEATURES

Plumbing

Copper / Pex

Condition of Balconies

Good condition (2014) fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Tar / Gravel 2021

Concierge Agreement

No

Hot Water System

Electricity

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

Good condition

Intercom and Doorbell

Ringbell

Condition of Windows

Aluminum / Sliding (Good condition)

Exterior Siding

Aluminum / Brick / Stone

Floor Covering

Wood, ceramic, etc.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$115,296	100 %	\$1,201
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$115,296		\$1,201
Vac. / Bad debt	\$3,459	3 %	\$36
EGR	\$111,837		\$1,165

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,033	4.5 %	\$629
Municipal Taxes	Current	\$9,313	8.3 %	\$1,164
School Taxes	Current	\$985	0.9 %	\$123
Insurance	Current	\$6,205	5.5 %	\$776
Electricity	Current	\$255	0.2 %	\$32
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.8 %	\$250
Maintenance	Normalised	\$5,600	5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,118	1 %	\$140
Total Expenses		\$30,509	27.3 %	\$3,814
Net Revenue		\$81,328		\$10,166

FINANCING

	schl	conv
Maximum loan amount	\$1,525,942	\$969,844
Financing CAP	4.53 %	6.29 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.8 %	4.6 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$81,328	\$81,328
Annual Mortgage Cost	\$78,503	\$65,062
Net cash after mortgage	\$2,825	\$16,266

RETURN ON INVESTMENT

Down Payment	\$449,058	\$1,005,156
Cash on cash return	0.6 %	1.6 %
Return on liquidity + capitalization	4.6 %	3.7 %
Total yearly return with appreciation of 2 %	13.37 %	7.67 %

CPU
246 900 \$

GIM
17,1

NIM
24,3

CAP
4,1 %







