

510 ROBIN LAVAL-DES-RAPIDES

9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached building consisting of 9 units, including 3 x 5.5 + 4 x 4.5 + 1 X 3.5 + 1 X 2.5 apartments, located in Laval. The property enjoys a strategic location near the Cartier and De La Concorde metro stations, as well as major roadways, providing easy access to transportation and all essential amenities in the area. It is situated in a sought-after rental neighborhood known for its diverse and stable tenant base, including families, professionals, and students.

In recent years, several renovations have been carried out both inside the units and on the building's exterior envelope, improving the overall quality of the property and ensuring proper maintenance. This asset represents an attractive investment opportunity with strong income optimization potential in a high-demand sector.

HIGHLIGHTS

- ✓ Nearby metro stations (De La Concorde and Cartier)
- ✓ Shops and essential services nearby
- ✓ Gas system recently replaced
- ✓ Laundry facilities available with potential for additional income

ASKING PRICE :
\$2,150,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

4 bathrooms

4 kitchens

Balconies

Roof recently changed (2023)

New drain to the outside installed and entrance modernized with paving stones.

Plumbing in basement (underground) changed to PVC.

ADDITIONAL INFORMATION

Electric wires are Aluminum (original) and copper (for newly added/repaired).

The sale is made without legal guarantee of quality at the buyer's risk.

Responsibility for appliances

Tenant, owner for 2 units (1.5 and 3.5)

Number of units

9



Number of Parking Spaces

9 space (10th is used in wintertime for snow removal)

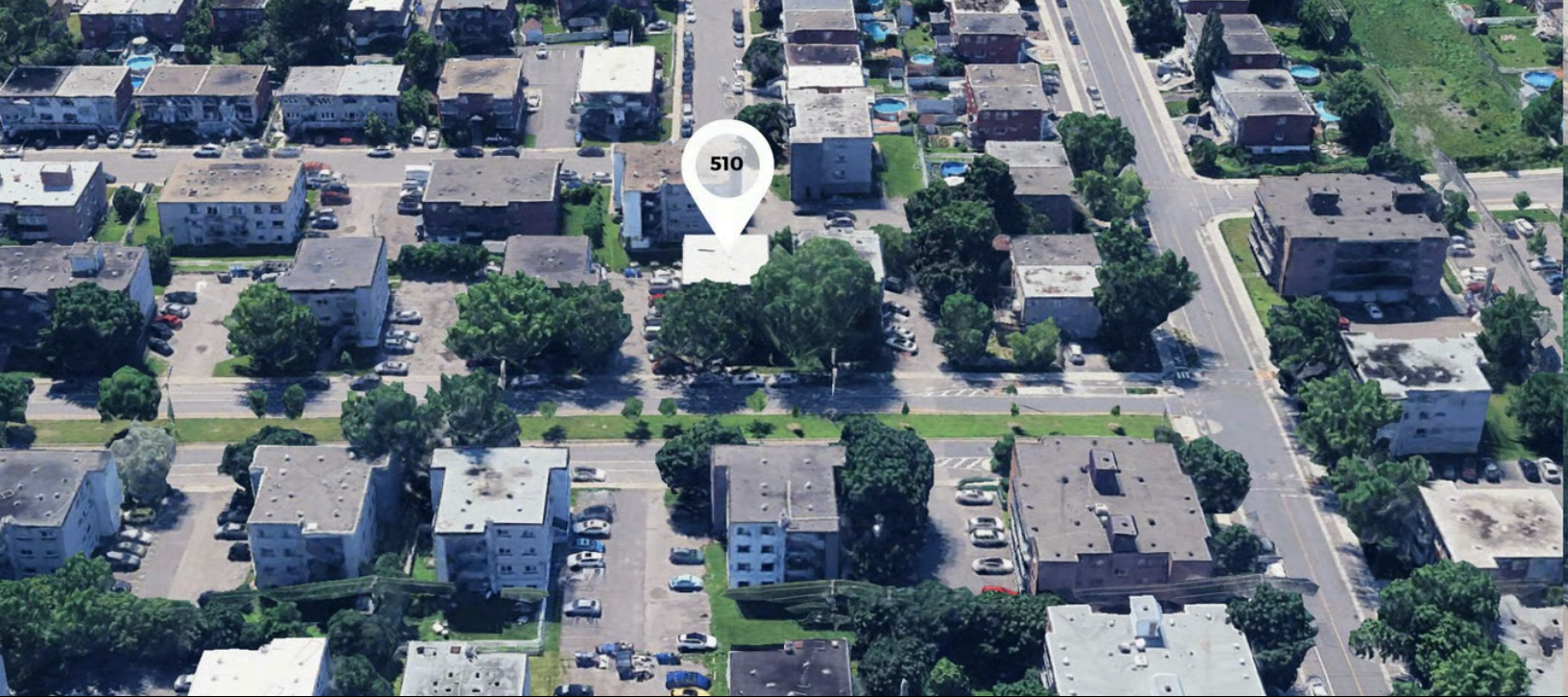
Hot Water System

Central gas tank

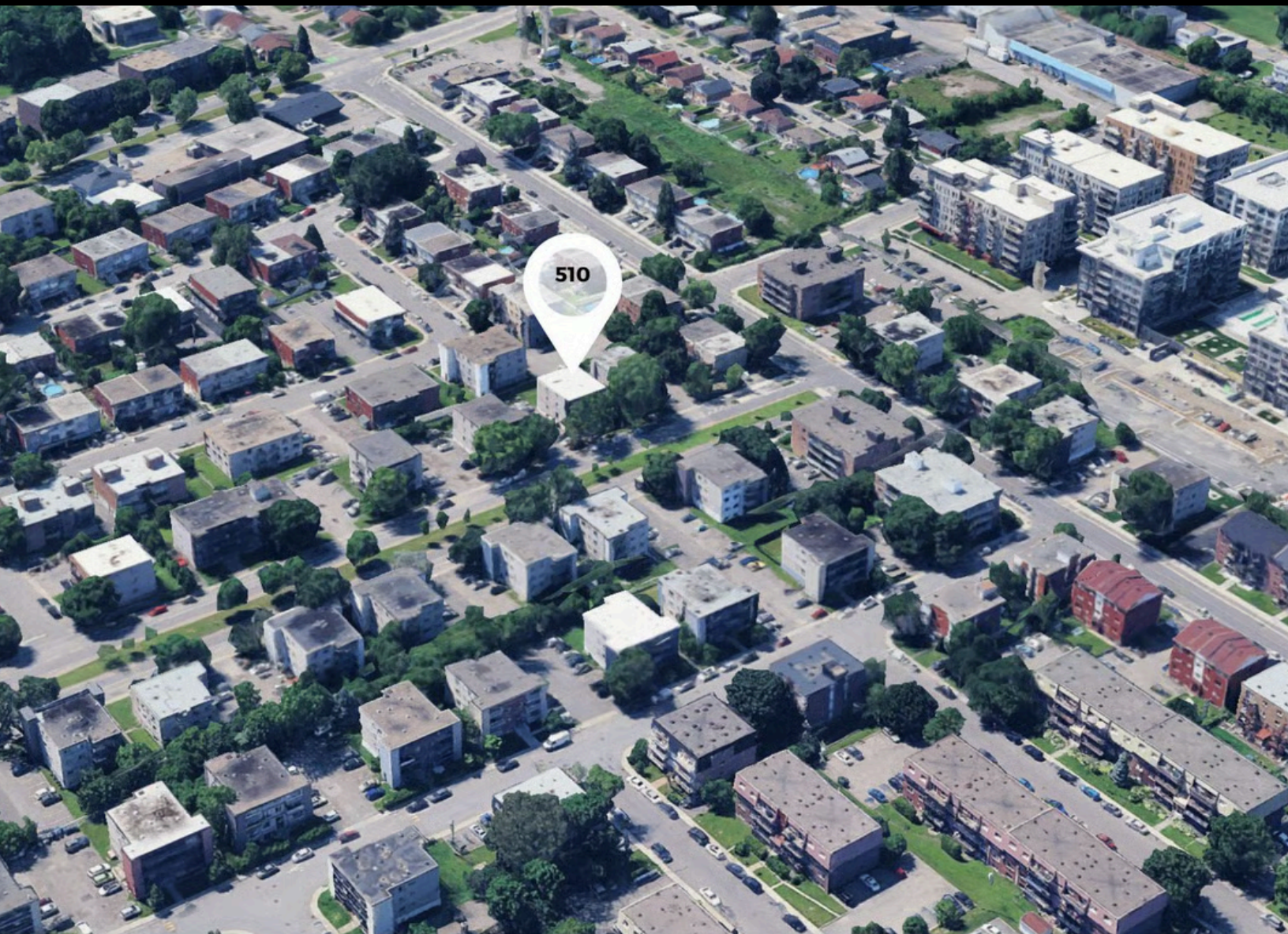


Heating System

Electrical baseboards



510 Robin, Laval-des-Rapides



BUILDING DESCRIPTION

General Information

Cadastral number 1 405 350

Total Municipal Assessment

Total Municipal Assessment \$ 1 220 200

Municipal Land Assessment \$ 360 900

Municipal Building Assessment \$ 859 300

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

Features

Plumbing Copper, ABS, Steel

Condition of Roof 2023 - Excellent condition

Condition of Doors Standart

Condition of Balconies Fiberglass - 2021

Condition of Windows Standart

Condition of Kitchens 4 renovated, 2 in good shape and 3 in standard condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms 4 renovated, 2 in good shape and 3 in standard condition

Floor Covering Wood and Floating floor (for renovated unit in basement)

Electromechanical System

Fire System Yes, with conformity certificate

Building type

Laundry Room Yes

Number of Units 3 x 5.5 + 4 x 4.5 + 1 X 3.5 + 1 X 2.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant, owner for 2 units (1.5 and 3.5)

Heating Responsibility Tenant

Hot Water Responsibility Owner

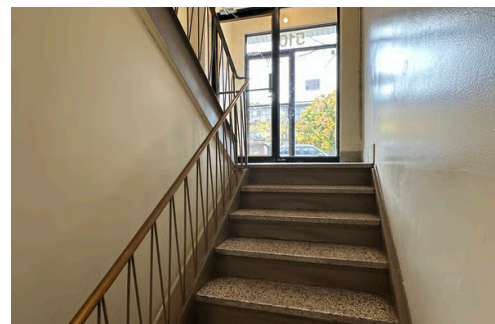
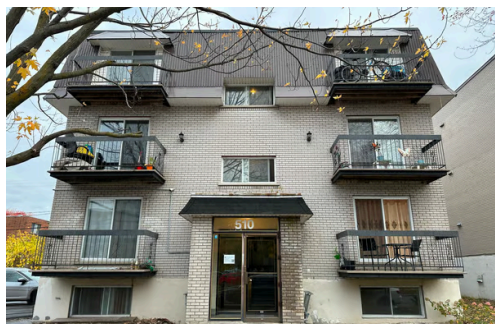
Parking

Type of Parking Exterior

Number of Parking Spaces 9 space (10th is used in wintertime for snow removal)

Area

Land Surface Area 7 218 sq.ft



FEATURES

Fenced

No

Condition of Roof

2023 - Excellent condition

Concierge Agreement

Yes - Verbal contract

Hot Water System

Central gas tank

Electrical Panels

Circuit breakers

Environmental Report

Environnemental update to do (phase 1, 2009)

Internet and Telecom

No

Condition of Doors

Standart

Intercom and Doorbell

Doorbell

Condition of Windows

Standart

Exterior Siding

Brick

Floor Covering

Wood and Floating floor (for renovated unit in basement)

Plumbing

Copper, ABS, Steel

Condition of Balconies

Fiberglass - 2021

Heating System

Electrical baseboards

Condition of Kitchens

4 renovated, 2 in good shape and 3 in standard condition

Condition of Bathrooms

4 renovated, 2 in good shape and 3 in standard condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$127,560	100 %	\$1,181
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$127,560		\$1,181
Vac. / Bad debt	\$3,827	3 %	\$35
EGR	\$123,733		\$1,146

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,568	4.5 %	\$619
Municipal Taxes	Current	\$13,264	10.7 %	\$1,474
School Taxes	Current	\$872	0.7 %	\$97
Insurance	Current	\$7,864	6.4 %	\$874
Electricity	Current	\$549	0.4 %	\$61
Heating	Estimated	\$4,816	3.9 %	\$535
Snow Removal	Current	\$2,023	1.6 %	\$225
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	1.8 %	\$250
Maintenance	Normalised	\$6,300	5.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,237	1 %	\$137
Total Expenses		\$44,743	36.2 %	\$4,971
Net Revenue		\$78,990		\$8,777

FINANCING

	schl	conv
Maximum loan amount	\$1,493,195	\$1,001,104
Financing CAP	4.50 %	5.92 %
Debt coverage ratio	1.1	1.25
Interest Rate	3.75 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$78,990	\$78,990
Annual Mortgage Cost	\$76,434	\$63,192
Net cash after mortgage	\$2,556	\$15,798

RETURN ON INVESTMENT

Down Payment	\$656,805	\$1,148,896
Cash on cash return	0.4 %	1.4 %
Return on liquidity + capitalization	3.1 %	3.5 %
Total yearly return with appreciation of 2 %	9.61 %	7.2 %

CPU
238 900 \$

GIM
16,9

NIM
27,2

CAP
3,7 %

