

512 DAGENAIS EST VIMONT

15 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Beautiful 15-unit building in Laval, ideally located near Highway 19. Solid concrete construction with condo-quality finishes, elevator, indoor parking, and a hotel-style common area. A highly sought-after location — perfect for investors looking for a modern and durable property. The property is held in divided co-ownership.

HIGHLIGHTS

- ✓ High-quality concrete building
- ✓ Condo-style finish
- ✓ Indoor parking
- ✓ Elevator

ASKING PRICE :

\$6,750,000

ADDITIONAL INFORMATION

The mortgage loan must be assumed with the National Bank of Canada (BNC). The current balance is \$5,058,250, with a maturity date of December 1, 2028. It is a 50-year loan at a fixed interest rate of 4%, with a monthly payment of \$19,647.98.

Responsibility for appliances

Tenants

Number of units

15



Number of Parking Spaces

To be verified

Hot Water System

Electricity

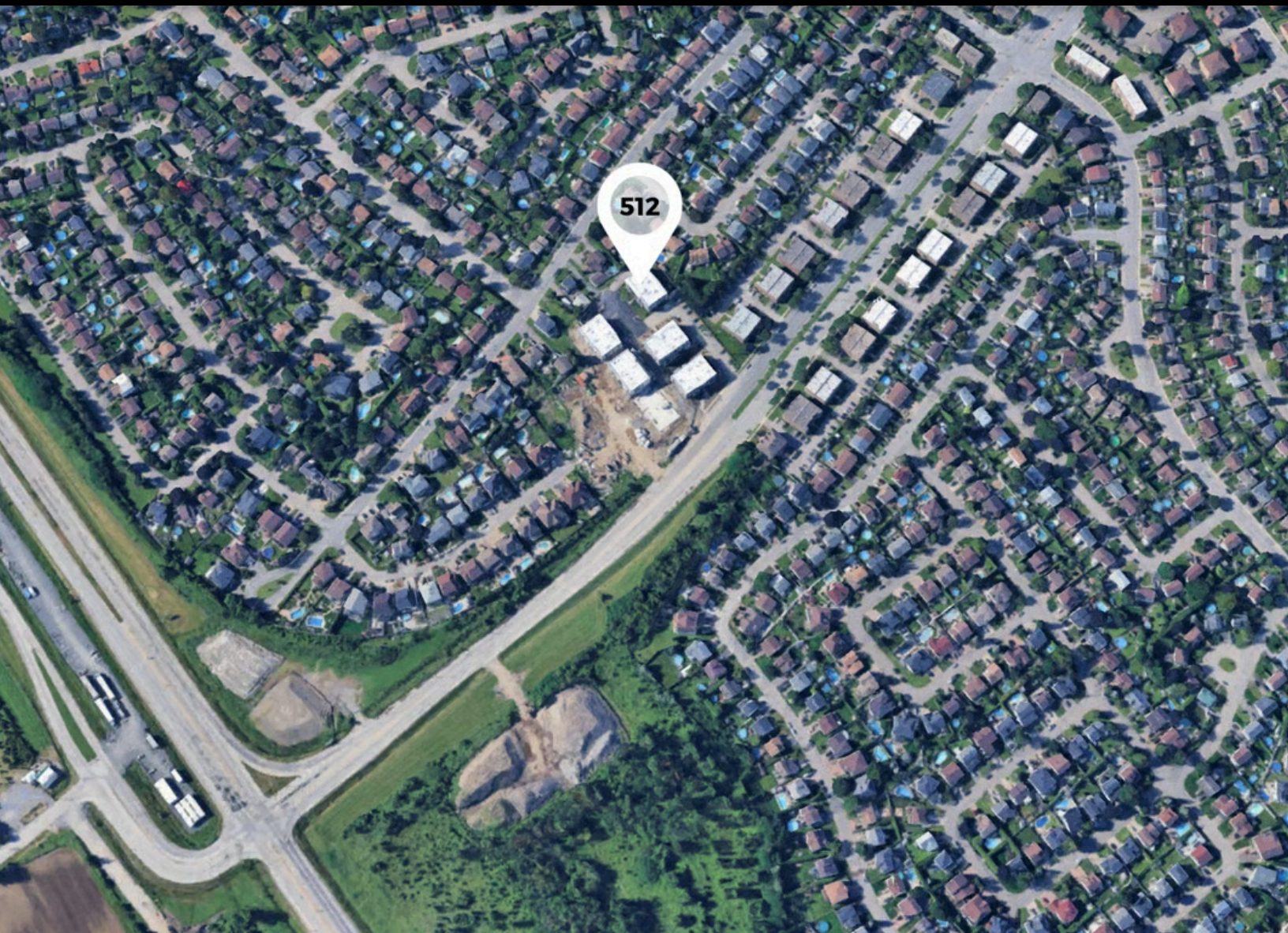


Heating System

Electricity



512 Dagenais Est, Vimont



BUILDING DESCRIPTION

General Information

Cadastral number 6 554 443

Total Municipal Assessment

Total Municipal Assessment \$ 4 808 400

Municipal Land Assessment \$ 458 300

Municipal Building Assessment \$ 4 350 100

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Concrete

Year of Construction 2023

Features

Plumbing ABS / Pex

Condition of Roof 2023

Condition of Doors 2023

Condition of Balconies Concrete

Condition of Windows 2023

Condition of Kitchens New quartz countertops

Electrical Panels Circuit breaker

Exterior Siding Brick

Condition of Bathrooms New

Floor Covering Vinyl / Ceramic

Electromechanical System

Fire System Yes, Nozzle

Building type

Laundry Room N/A

Number of Units 6 X 3.5 + 9 X 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Garage / Exterior

Number of Parking Spaces To be verified

Area

Land Surface Area 23 040 sq. ft.



FEATURES

Plumbing

ABS / Pex

Condition of Balconies

Concrete

Heating System

Electricity

Condition of Kitchens

New quartz countertops

Condition of Bathrooms

New

Condition of Roof

2023

Concierge Agreement

Yes (Management company)

Hot Water System

Electricity

Electrical Panels

Circuit breaker

Environmental Report

Yes

Condition of Doors

2023

Intercom and Doorbell

Yes

Condition of Windows

2023

Exterior Siding

Brick

Floor Covering

Vinyl / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$357,876	100 %	\$1,988
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$357,876		\$1,988
Vac. / Bad debt	\$14,315	3 %	\$60
EGR	\$343,561		\$1,909

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$17,178	5 %	\$1,145
Municipal Taxes	Current	\$46,217	13.5 %	\$3,081
School Taxes	Current	\$3,935	1.1 %	\$262
Insurance	Current	\$1,340	0.4 %	\$89
Electricity	Current	\$5,416	1.6 %	\$361
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$10,050	2.9 %	\$670
Maintenance	Normalised	\$15,600	4.5 %	\$1,040
Appliances				
WiFi	Current	\$9,360	2.7 %	\$624
Heat Pump				
CHMC: Other Costs	Normalised	\$3,436	1 %	\$229
Alarm System	Current	\$552	0.2 %	\$37
Frais De Copropriété	Current	\$24,250	7.1 %	\$1,617
Total Expenses		\$137,334	40.0 %	\$9,156
Net Revenue		\$206,227		\$13,748

FINANCING

MORTGAGE

Maximum loan amount	\$5,058,251
Financing CAP	
Debt coverage ratio	
Interest Rate	4.0 %
Amortization	50 Years
Term	3 Years

TREASURY

MORTGAGE

Net Revenue	\$206,227
Annual Mortgage Cost	\$235,764
Net cash after mortgage	

RETURN ON INVESTMENT

Down Payment	\$1,691,749
Cash on cash return	-1.7 %
Return on liquidity + capitalization	-1.7 %

CPU
450 000 \$

GIM
18,9

NIM
32,7

CAP
3,1 %



