

5275 VICTORIA CÔTE-DES-NEIGES

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Superb detached 8-unit building (6 x 4½, 1 x 3½ and 1 x 2½) with garage, ideally located only 450 meters from Côte-Sainte-Catherine and Snowdon metro stations, near Université de Montréal, HEC, and hospitals.

Ideal location in the heart of Côte-des-Neiges, offering quick access to all services and amenities in the area.

All units have been completely renovated and are occupied by excellent tenants.

A turnkey investment, combining rental stability and optimization potential.

Roof redone in 2023.

HIGHLIGHTS

- ✓ 450 meters from Côte Ste-Catherine and Snowdon Metro (5-minute walk)
- ✓ A few minutes' walk from Université de Montréal, HEC, etc.
- ✓ A few minutes' walk from hospitals (Jewish General Hospital, St-Mary's, etc.)

ASKING PRICE :
\$2,649,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof 2023

All units have been renovated

Side wall and foundation repaired in 2024

Left brick wall, sills and lintel in 2014

ADDITIONAL INFORMATION

8-unit building, all renovated

Possibility to expand basement units

Easy to rent, in the heart of Côte-des-Neiges

Excellent tenants

Optimization potential

Very well maintained

Possibility to rent the garage

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

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

2 indoor

Hot Water System

Electric water heaters

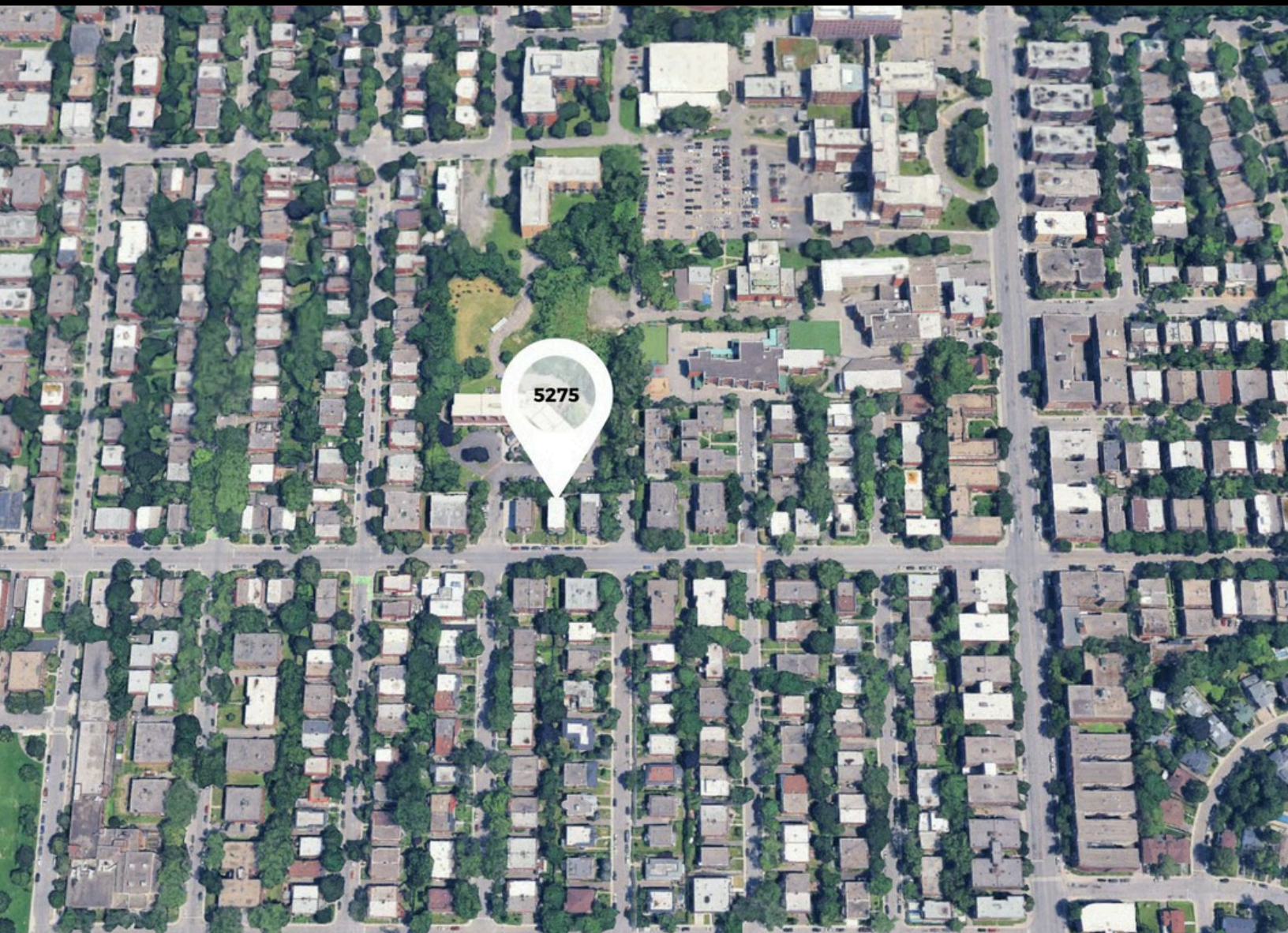


Heating System

Electric



5275 Victoria, Côte-des-Neiges



BUILDING DESCRIPTION

General Information

Cadastral number 2 650 618

Total Municipal Assessment

Total Municipal Assessment 1 573 800 \$

Municipal Land Assessment 820 800 \$

Municipal Building Assessment 753 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1942

Possibility to expand basement units

Features

Plumbing Copper and PEX

Condition of Roof Very good condition
(Replaced in 2023)

Condition of Doors Very good condition

Condition of Balconies Good condition

Condition of Windows Very good condition

Condition of Kitchens Very good condition
(Renovated)

Electrical Panels Circuit breakers

Exterior Siding Brick and stone

Condition of Bathrooms Very good condition
(Renovated)

Floor Covering Wood and laminate

Electromechanical System

Fire System Yes

Building type

Laundry Room Self-service washer and dryer in the basement

Number of Rooms 6 x 4.5 + 1 x 3.5 + 1 x 2.5

Number of Units 8

Washer/Dryer Inlet Yes, in most units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The SELLER does not provide a legal warranty of quality to the buyer...(see broker for full clause)

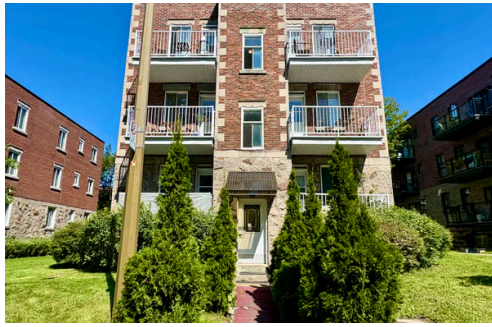
Parking

Type of Parking Indoor (garage)

Number of Parking Spaces 2 indoor

Area

Land Surface Area 6,333 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Very good condition (Replaced in 2023)

Concierge Agreement

No

Hot Water System

Electric water heaters

Electrical Panels

Circuit breakers

Environmental Report

To come

Internet and Telecom

Internet

Condition of Doors

Very good condition

Intercom and Doorbell

Intercom

Condition of Windows

Very good condition

Exterior Siding

Brick and stone

Floor Covering

Wood and laminate

Plumbing

Copper and PEX

Condition of Balconies

Good condition

Heating System

Electric

Condition of Kitchens

Very good condition (Renovated)

Condition of Bathrooms

Very good condition (Renovated)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$155,700	98.3 %	\$1,622
Affordable Res.			
Commercial			
Lockers			
Parking	\$2,700	1.7 %	\$28
Laundry			
Total Revenues	\$158,400		\$1,650
Vac. / Bad debt	\$4,752	3 %	\$50
EGR	\$153,648		\$1,601

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,914	4.5 %	\$864
Municipal Taxes	Current	\$10,008	6.5 %	\$1,251
School Taxes	Current	\$1,223	0.8 %	\$153
Insurance	Current	\$9,466	6.2 %	\$1,183
Electricity	Current	\$717	0.5 %	\$90
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.3 %	\$250
Maintenance	Normalised	\$5,600	3.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,536	1 %	\$192
Water Heater	Current	\$868	0.6 %	\$109
Total Expenses		\$38,333	24.9 %	\$4,792
Net Revenue		\$115,315		\$14,414

FINANCING

	schl	conv
Maximum loan amount	\$2,040,276	\$1,348,074
Financing CAP	4.80 %	6.42 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.8 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$115,315	\$115,315
Annual Mortgage Cost	\$110,649	\$92,252
Net cash after mortgage	\$4,666	\$23,063

RETURN ON INVESTMENT

Down Payment	\$608,724	\$1,300,926
Cash on cash return	0.8 %	1.8 %
Return on liquidity + capitalization	4.3 %	4.0 %
Total yearly return with appreciation of 2 %	12.98 %	8.06 %

CPU

331 100 \$

GIM

16,7

NIM

23

CAP

4,4 %



