

**539 - 549 DE VILLE-MARIE
HOCHELAGA-MAISONNEUVE**

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Row house

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Beautiful 6-unit building for an optimizer, offering 30 feet of frontage and located in a peaceful and sought-after area of Hochelaga-Maisonneuve, only 10 minutes by bus from Viau metro station. The property includes 6 x 4½ units of approximately 800 sq ft each (double room in front + bedroom in back). One VACANT unit, ready to be renovated and repositioned on the market. All energy costs are assumed by the tenants. Well-maintained building with several major works carried out over the years. Simple, hassle-free management, with stable and quiet tenants. Excellent income optimization potential for an investor seeking a well-located, easy-to-manage property.

IMPORTANT: REAR FOUNDATION WALL TO BE REBUILT. REPORT AND QUOTE AVAILABLE.

HIGHLIGHTS

- ✓ IMPORTANT: REAR FOUNDATION WALL TO BE REBUILT. REPORT AND QUOTE AVAILABLE.
- ✓ 1 vacant unit
- ✓ Viau metro station approximately 10 minutes by bus
- ✓ Several units renovated over the years
- ✓ Spacious units, sought-after configuration
- ✓ The 2 ground floor units each benefit from a beautiful private backyard
- ✓ Peaceful and well-served residential area, with easy street parking in the area

ASKING PRICE :
\$1,099,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Before 2005: front facade brick repair

2013: new roof (tar, white gravel)

2017: replacement of balconies/steps, soffits, fascias and gutters

2019: piling/stabilization of the front foundation wall by Héneault et Gosselin (\$50,000)

2023: replacement of 5 x 40-gallon water heaters (6th in 2021)

2025: major crawl space remediation and encapsulation, including mold treatment, drainage membrane, and dehumidifier (\$25,000)

ADDITIONAL INFORMATION

Current rents significantly below market for 4½ units of this configuration. Median: \$975/month. Mid-term income optimization potential.

The sale is made without legal warranty of quality, at the buyer's risk and peril.

Responsibility for appliances

Tenants

Number of units

6

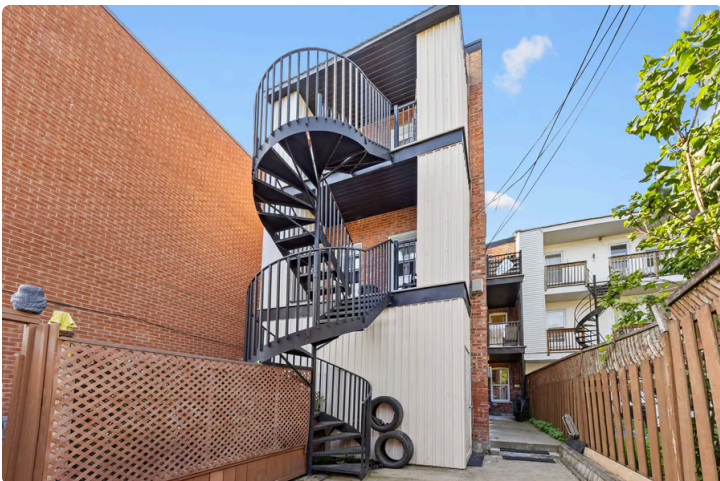
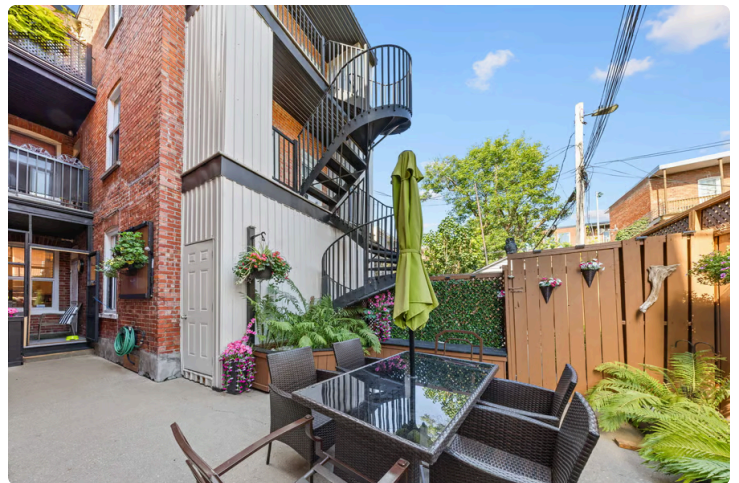


Number of Parking Spaces

0

Hot Water System

Independent tanks



Heating System

Electric baseboards



539 - 549 de Ville-Marie, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number	1363052
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Total Municipal Assessment

Total Municipal Assessment	991 000 \$
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Municipal Land Assessment	326 900 \$
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Municipal Building Assessment	664 100 \$
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Construction

Number of Storeys	3
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Type of Building	Row house
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Type of Construction	Brick and wood
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Year of Construction	1924
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Electromechanical System

Fire System	No
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Building type

Laundry Room	No
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Number of Rooms	24
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Number of Units	6
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Washer/Dryer Inlet	In each unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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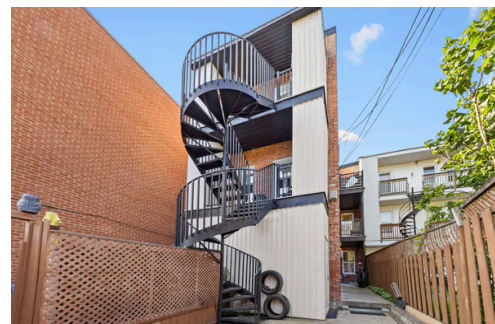
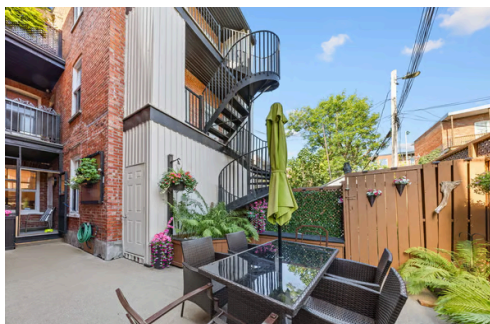
Parking

Type of Parking	exterior
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Number of Parking Spaces	0
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Area

Land Surface Area	3060 sq ft
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FEATURES

Internet and Telecom

Not included

Condition of Doors

Good condition. 4 back doors replaced

Intercom and Doorbell

Doorbell

Condition of Windows

Excellent condition

Exterior Siding

Brick

Floor Covering

Hardwood, ceramic, marquetry, vinyl

Plumbing

Copper, ABS

Condition of Balconies

2010 and 2017. One back balcony will be replaced in the coming weeks.

Heating System

Electric baseboards

Condition of Kitchens

Good condition - 4/6 refreshed or renovated

Condition of Bathrooms

Good condition - 4/6 refreshed or renovated

Condition of Roof

Good condition. 2013 - tar and white gravel

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

100 AMP circuit breakers

Environmental Report

No

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$77,340	100 %	\$1,074
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$77,340		\$1,074
Vac. / Bad debt	\$2,320	3 %	\$32
EGR	\$75,020		\$1,042

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,376	4.5 %	\$563
Municipal Taxes	Current	\$5,853	7.8 %	\$976
School Taxes	Current	\$665	0.9 %	\$111
Insurance	Current	\$3,113	4.1 %	\$519
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2 %	\$250
Maintenance	Normalised	\$4,200	5.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$750	1 %	\$125
Total Expenses		\$19,457	25.9 %	\$3,243
Net Revenue		\$55,563		\$9,260

FINANCING

Conventionnel

Maximum loan amount	\$824,250	\$934,150
Financing CAP	4.93 %	4.80 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.4 %	4.2 %
Amortization	30 Years	40 Years
Term	5 Years	5 Years

TREASURY

Conventionnel

Net Revenue	\$55,563	\$55,563
Annual Mortgage Cost	\$49,298	\$50,972
Net cash after mortgage	\$6,265	\$4,591

RETURN ON INVESTMENT

Down Payment	\$274,750	\$164,850
Cash on cash return	2.3 %	2.8 %
Return on liquidity + capitalization	7.2 %	8.8 %
Total yearly return with appreciation of 2 %	15.24 %	22.1 %

CPU
183 200 \$

GIM
14,2

NIM
19,8

CAP
5,1 %





