

5855 DE VERDUN VERDUN

24 UNITS

PMML

FOR SALE



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BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

24-unit apartment building (11 x 3.5 + 13 x 2.5) located a 10-minute walk from Verdun Metro Station and just 350 m from the waterfront. 60% of the units have been fully renovated. Several major upgrades have been completed, including the heating system and the roof (2021). On-site superintendent in place for several years. Further potential to optimize rental income.

HIGHLIGHTS

- ✓ 60% of the units are renovated
- ✓ New furnace (2024)
- ✓ Qualifies for MLI select CHMC program

ASKING PRICE :
\$5,670,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof 2021

Furnace 2024

Windows 2018

Entrance and hallway 2021

Renovated laundry room

All units doors were changed

ADDITIONAL INFORMATION

10 minutes walk from "Verdun" subway station

5 minutes à pied du bord de l'eau

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

Responsibility for appliances

Owner

Number of units

24



Number of Parking Spaces

N/A

Hot Water System

Gas - 2022



Heating System

Gas



5855 De Verdun, Verdun



BUILDING DESCRIPTION

General Information

Cadastral number 1 938 274

Total Municipal Assessment

Total Municipal Assessment 3 014 800 \$

Municipal Land Assessment 482 200 \$

Municipal Building Assessment 2 532 600 \$

Construction

Number of Storeys 4

Type of Building In a row

Type of Construction Brick and wood

Year of Construction 1967

Features

Plumbing Copper/pex/abs

Condition of Roof Roof - 5 ply membrane done in 2021

Condition of Doors 2018

Condition of Balconies N/A

Condition of Windows 2018

Condition of Kitchens 60% renovated

Electrical Panels Circuit breaker

Exterior Siding Bricks

Condition of Bathrooms 60% renovated

Floor Covering Hard wood | ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes - Fee-based laundry facilities

Number of Rooms 59

Number of Units 11 x 3.5 + 13 x 2.5

Washer/Dryer Inlet No

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

The SELLER provides no legal warranty of quality to the buyer; however, the buyer does not waive the legal warranties provided by prior owners... (see broker for the complete clause).

Parking

Type of Parking N/A

Number of Parking Spaces N/A

Area

Land Surface Area 4 513 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Roof - 5 ply membrane done in 2021

Concierge Agreement

No

Hot Water System

Gas - 2022

Electrical Panels

Circuit breaker

Environmental Report

Yes

Internet and Telecom

Oui

Condition of Doors

2018

Intercom and Doorbell

Yes

Condition of Windows

2018

Exterior Siding

Bricks

Floor Covering

Hard wood | ceramic

Plumbing

Copper/pex/abs

Condition of Balconies

N/A

Heating System

Gas

Condition of Kitchens

60% renovated

Condition of Bathrooms

60% renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$343,392	98.9 %	\$1,192
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$3,804	1.1 %	\$13
Total Revenues	\$347,196		\$1,206
Vac. / Bad debt	\$10,416	3 %	\$36
EGR	\$336,780		\$1,169

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$16,839	5 %	\$702
Municipal Taxes	Current	\$18,164	5.4 %	\$757
School Taxes	Current	\$2,167	0.6 %	\$90
Insurance	Current	\$15,712	4.7 %	\$655
Electricity	Current	\$2,516	0.7 %	\$105
Heating	Current	\$16,743	5 %	\$698
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,600	2.9 %	\$400
Maintenance	Normalised	\$16,800	5 %	\$700
Appliances	Current	\$3,334	1 %	\$139
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$3,368	1 %	\$140
Furniture Reserve	Estimated	\$3,334	1 %	\$139
Total Expenses		\$108,577	32.2 %	\$4,524
Net Revenue		\$228,203		\$9,508

FINANCING

Maximum loan amount	\$4,156,873
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$228,203
Annual Mortgage Cost	\$207,458
Net cash after mortgage	\$20,746

RETURN ON INVESTMENT

Down Payment	\$1,513,127
Cash on cash return	1.4 %
Return on liquidity + capitalization	4.2 %
Total yearly return with appreciation of 2 %	11.73 %

CPU
236 300 \$

GIM
16,3

NIM
24,9

CAP
4 %







