

5860 - 5864 DECELLES CÔTE-DES-NEIGES

29 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Rare opportunity! This impeccably maintained 29-unit building is located in the heart of one of Montreal's most sought-after neighborhoods. Just steps from the Jewish General Hospital, CHU Sainte-Justine, major universities, and the Côte-des-Neiges metro station, the location is simply unbeatable. Spacious 3 ½ units, two double garages — a rock-solid building in a AAA location, perfectly positioned to maximize your investment.

HIGHLIGHTS

- ✓ Transport: Just steps from Côte-des-Neiges Metro station and several major bus lines.
- ✓ Amenities: Close to Metro grocery store, PA Supermarket, and Côte-des-Neiges shops.
- ✓ Education: Near Université de Montréal, HEC Montréal, and Polytechnique Montréal.
- ✓ Services: Quick access to Jewish General Hospital, CHU Sainte-Justine, and St. Mary's Hospital.

ASKING PRICE :
\$6,400,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roofing (2017)

All the electrical boxes (125 amperes) and changes breakers were changed

The exterior facade brick was changed (west side)

ADDITIONAL INFORMATION

There is potential to convert or upgrade the existing gas system.

The 3 ½ units located at the back of the building are generously sized and feature private rear balconies.

The 3 ½ units at the front of the building are more compact.

The sale is made without legal warranty of quality to the risks and perils of the buyer

Responsibility for appliances

Owner/Tenant

Number of units

29



Number of Parking Spaces

6 in all (1 independent/ 1 double)

Hot Water System

Gas central tank (15 years)



Heating System

Gas



5860 - 5864 Decelles, Côte-des-Neiges



BUILDING DESCRIPTION

General Information

Cadastral number 2 173 369

Total Municipal Assessment

Total Municipal Assessment \$ 4 950 000

Municipal Land Assessment \$ 1 320 500

Municipal Building Assessment \$ 3 629 500

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1953

Features

Plumbing Cop/cast iron (two valves in garage / 2 valves in basement building) 3 inch

Condition of Roof Redone in 2015/2017 (tar/membrane)

Condition of Doors Changed 2003

Condition of Balconies Renovated 2003

Condition of Windows Changed 2003

Condition of Kitchens Good (50% renovated)

Electrical Panels Circuit breaker

Exterior Siding Brick

Condition of Bathrooms Good (magic bath)

Floor Covering Hardwood/vynil

Electromechanical System

Fire System yes up-to-date fire inspection

Building type

Laundry Room Yes (2 washers / 1 dryer)

Washer/Dryer Inlet N/A

Appliance Responsibility Owner/Tenant

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Interior and exterior

Number of Parking Spaces 6 in all (1 independent / 1 double)

Area

Land Surface Area 12 468 ft.sq



FEATURES

Plumbing

Cop/cast iron (two valves in garage / 2 valves in basement building) 3 inch

Condition of Balconies

Renovated 2003

Heating System

Gas

Condition of Kitchens

Good (50% renovated)

Condition of Bathrooms

Good (magic bath)

Condition of Roof

Redone in 2015/2017 (tar/membrane)

Concierge Agreement

Yes

Hot Water System

Gas central tank (15 years)

Electrical Panels

Circuit breaker

Environmental Report

To be Verified

Condition of Doors

Changed 2003

Intercom and Doorbell

Yes by intelligent system

Condition of Windows

Changed 2003

Exterior Siding

Brick

Floor Covering

Hardwood/vynil

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$380,676	99.7 %	\$1,094
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$1,050	0.3 %	\$3
Total Revenues	\$381,726		\$1,097
Vac. / Bad debt	\$11,452	3 %	\$33
EGR	\$370,274		\$1,064

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$18,514	5 %	\$638
Municipal Taxes	Current	\$31,546	8.5 %	\$1,088
School Taxes	Current	\$4,148	1.1 %	\$143
Insurance	Current	\$22,798	6.2 %	\$786
Electricity	Current	\$2,907	0.8 %	\$100
Heating	Current	\$20,038	5.4 %	\$691
Snow Removal	Current	\$1,322	0.4 %	\$46
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$11,600	3.1 %	\$400
Maintenance	Normalised	\$20,300	5.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$3,703	1 %	\$128
Videotron	Current	\$433	0.1 %	\$15
Laundry Room	Current	\$1,840	0.5 %	\$63
Total Expenses		\$139,148	37.6 %	\$4,798
Net Revenue		\$231,126		\$7,970

FINANCING

	schl	conv
Maximum loan amount	\$4,210,108	\$2,715,346
Financing CAP	4.67 %	6.38 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	4.75 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$231,126	\$231,126
Annual Mortgage Cost	\$223,674	\$184,901
Net cash after mortgage	\$7,452	\$46,225

RETURN ON INVESTMENT

Down Payment	\$2,189,892	\$3,684,654
Cash on cash return	0.3 %	1.3 %
Return on liquidity + capitalization	2.5 %	2.8 %
Total yearly return with appreciation of 2 %	8.32 %	6.31 %

CPU
220 700 \$

GIM
16,8

NIM
27,7

CAP
3,6 %





