

5909 - 5919 DE LA ROCHE ROSEMONT

6 UNITS

PMML

FOR SALE



Fanny Rooseboom

Team Fanny Rooseboom

et Cidrik Gagné

Executive VP

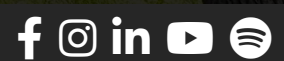
Real Estate Broker

📞 514-608-1133



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PMML.CA



BUILDING TYPE

Attached

PROPERTY DESCRIPTION

ROSEMONT Metro: 6 x 2 bedroom apartments featuring double living rooms, located just minutes from Rosemont Metro station and 600 metres from Laurier Park. Ground-floor tenants enjoy private outdoor spaces at the rear of the building. Energy costs are paid by the tenants. Well-maintained property with quality tenants, two outdoor parking spaces, and a roof that was replaced in 2019.

HIGHLIGHTS

- ✓ 700 meters from Rosemont subway station
- ✓ 600 meters Laurier Park
- ✓ 6 x 2 bedroom apartments
- ✓ 2 parking spaces
- ✓ Roof replaced in 2019

ASKING PRICE :
\$1,875,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Changed rear galleries of 5917 and 5919 in 2018

Front and rear doors for the 5917 and 5919 were changed in 2019

Changed kitchen cabinets for the 5917 and 5919 in 2019

Repaired plumbing and electrical wiring throughout the building.

Changed balconies and exterior ramps of the facade

Kitchen cabinets were changed in 4 units

Front door changed in 4 units

ADDITIONAL INFORMATION

The janitor is a resident who receives a \$200 monthly rent reduction.

The SELLER does not provide any legal warranty of quality to the Buyer.

Nevertheless, the Buyer does not waive the benefit of any legal warranties granted by previous owners and acquired by the SELLER upon its purchase of the immovable, and such warranties are hereby assigned to the Buyer.

Responsibility for appliances

Tenants

Number of units

6

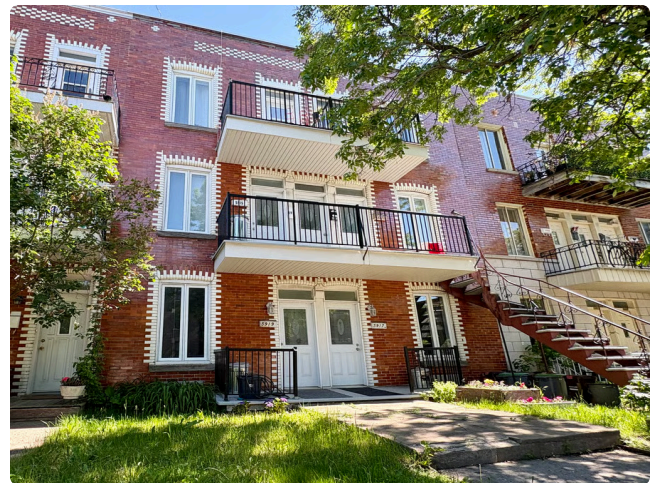


Number of Parking Spaces

2 spots

Hot Water System

Independent tanks

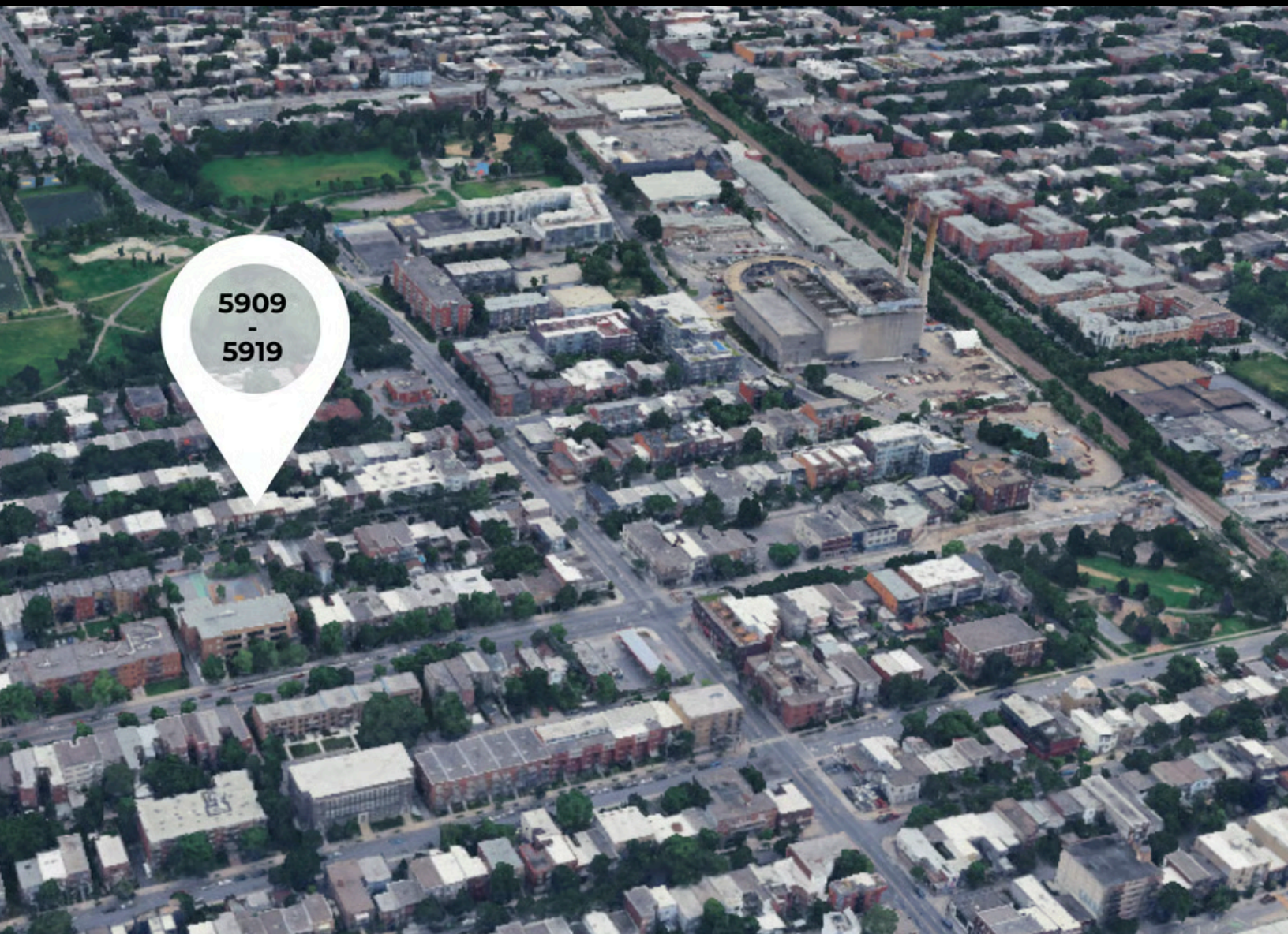


Heating System

Electric baseboards



5909 - 5919 de la Roche, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 3 794 845

Total Municipal Assessment

Total Municipal Assessment \$ 1 470 000

Municipal Land Assessment \$ 606 600

Municipal Building Assessment \$ 863 400

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick

Year of Construction 1914

Features

Plumbing ABS

Condition of Roof Renovated in 2019

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Bricks

Condition of Bathrooms Good condition

Floor Covering Floating floor

Electromechanical System

Fire System No

Building type

Laundry Room No

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

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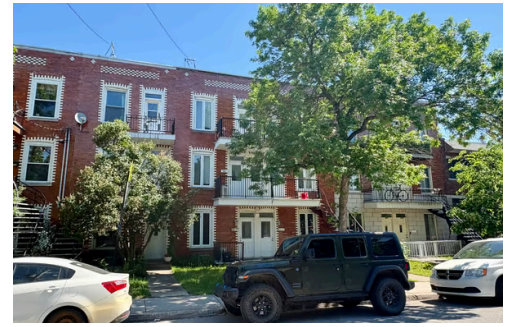
Parking

Type of Parking Exterior

Number of Parking Spaces 2 spots

Area

Land Surface Area 3 265 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Renovated in 2019

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

To be verified

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition

Exterior Siding

Bricks

Floor Covering

Floating floor

Plumbing

ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$105,600	98.2 %	\$1,467
Affordable Res.			
Commercial			
Lockers			
Parking	\$1,920	1.8 %	\$27
Laundry			
Total Revenues	\$107,520		\$1,493
Vac. / Bad debt	\$3,226	3 %	\$45
EGR	\$104,294		\$1,449

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	\$4,693	4.5 %	\$782
Municipal Taxes	Current	\$7,597	7.3 %	\$1,266
School Taxes	Current	\$816	0.8 %	\$136
Insurance	Current	\$4,836	4.6 %	\$806
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,043	1 %	\$174
Total Expenses		\$24,685	23.7 %	\$4,114
Net Revenue		\$79,609		\$13,268

FINANCING

Maximum loan amount	\$1,408,522
Financing CAP	4.80 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$79,609
Annual Mortgage Cost	\$76,391
Net cash after mortgage	\$3,218

RETURN ON INVESTMENT

Down Payment	\$466,478
Cash on cash return	0.7 %
Return on liquidity + capitalization	3.9 %
Total yearly return with appreciation of 2 %	11.89 %

CPU
312 500 \$

GIM
17,4

NIM
23,6

CAP
4,3 %







