

5979 - 5987 DE BORDEAUX ROSEMONT

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A rare opportunity in the heart of Rosemont-La Petite-Patrie. Beautiful 5-unit building consisting of a 6½-room unit on the ground floor and four 3½-room units. The ground floor has retained its Montreal charm and features a spacious, private, concrete-paved courtyard suitable for parking, as well as a large, unfinished basement offering ample storage space. All energy costs are covered by the tenants. Whether for personal use or as an investment, this property offers great flexibility in terms of use and potential for appreciation. Prime location between Molson Park and Père-Marquette Park, on the edge of the Plateau-Mont-Royal, just minutes from Beaubien Avenue, its shops, cafés, restaurants, and movie theater.

HIGHLIGHTS

- ✓ Well-maintained building with 3 units that have already been renovated or updated.
- ✓ Highly sought-after area with strong rental demand.
- ✓ The location is a real asset: schools, Molson Park, Père-Marquette, Beaubien Avenue, shops, cafés, restaurants, and neighborhood life are all just a few minutes away.

ASKING PRICE :
\$1,258,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Recent complete renovation of Unit 3.5 – Listing #5985
Roof – Elastomeric membrane (2015)

ADDITIONAL INFORMATION

Three 3½-bedroom units currently have rents below \$900/month, suggesting good potential for revenue growth and appreciation in the medium term.

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

Responsibility for appliances

Supplied unit #5985

Number of units

5



Number of Parking Spaces

Option: 2 parking spaces in the backyard

Hot Water System

Independent tanks (all basements)



Heating System

Electric baseboard heaters



5979 - 5987 de Bordeaux, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 3 795 183

Total Municipal Assessment

Total Municipal Assessment \$ 988 000

Municipal Land Assessment \$ 376 200

Municipal Building Assessment \$ 611 800

Construction

Number of Storeys 3

Type of Building In a row

Type of Construction Brick and wood

Year of Construction 1925

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 18

Number of Units 1 x 6.5 + 4 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Supplied unit #5985

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Wi-Fi included in units #5985 and #5987

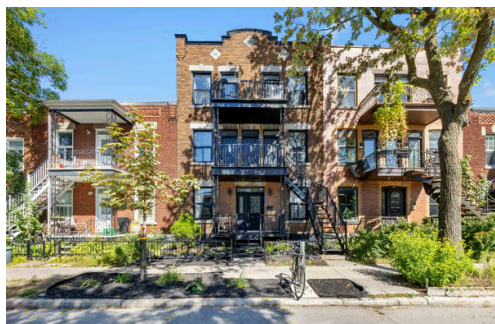
Parking

Type of Parking Exterior

Number of Parking Spaces Option: 2 parking spaces in the backyard

Area

Land Surface Area 2 250 sq. ft



FEATURES

Fenced

Yes

Condition of Roof

Elastomer membrane (2015)

Concierge Agreement

No

Hot Water System

Independent tanks (all basements)

Electrical Panels

Circuit breakers

Floor Covering

Hardwood, ceramic

Internet and Telecom

Included with Units #5985 and #5987

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition - PVC - Aluminum

Exterior Siding

Brick

Plumbing

Copper / PEX / ABS

Condition of Balconies

Replaced at the rear - Fiberglass

Heating System

Electric baseboard heaters

Condition of Kitchens

3 out of 5 renovated or refurbished

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$73,380	100 %	\$1,223
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$73,380		\$1,223
Vac. / Bad debt	\$2,201	3 %	\$37
EGR	\$71,179		\$1,186

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,203	4.5 %	\$641
Municipal Taxes	Current	\$6,345	8.9 %	\$1,269
School Taxes	Current	\$741	1 %	\$148
Insurance	Current	\$1,440	2 %	\$288
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.8 %	\$250
Maintenance	Normalised	\$3,500	4.9 %	\$700
Appliances				
WiFi	Current	\$923	1.3 %	\$185
Heat Pump				
CHMC: Other Costs	Normalised	\$712	1 %	\$142
Total Expenses		\$18,114	25.4 %	\$3,623
Net Revenue		\$53,065		\$10,613

FINANCING

Maximum loan amount	\$860,812	\$925,475
Financing CAP	4.93 %	4.87 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.0 %	4.3 %
Amortization	30 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$53,065	\$53,065
Annual Mortgage Cost	\$49,120	\$51,222
Net cash after mortgage	\$3,945	\$1,842

RETURN ON INVESTMENT

Down Payment	\$397,188	\$332,525
Cash on cash return	1.0 %	0.6 %
Return on liquidity + capitalization	4.8 %	3.4 %
Total yearly return with appreciation of 2 %	11.17 %	10.98 %

CPU
251 600 \$

GIM
17,1

NIM
23,7

CAP
4,2 %



