

6033 SAINT-ANDRÉ ROSEMONT

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Turnkey building with 8 units in the heart of Rosemont, comprising 5 x 4 ½ and 3 x 3 ½. Seven of the eight units have undergone major renovations, including kitchens, bathrooms, and floor coverings, in addition to significant work on windows, patio doors, and balconies. Each unit has its own electrical meter, with energy costs assumed by the tenants, except for one unit. Prime location, only a 7-minute walk from Beaubien and Rosemont metro stations, and a few steps from vibrant Saint-Denis Street and the renowned Jean-Talon Market.

HIGHLIGHTS

- ✓ 7 of 8 units fully renovated
- ✓ Energy costs assumed by tenants, offering simplified asset management
- ✓ Walk Score of 97 — only a 7-minute walk from Beaubien and Rosemont metro stations, close to all services, shops, and restaurants
- ✓ To the seller's knowledge, no major capital expenditures are planned in the short term.

ASKING PRICE :
\$2,450,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

7/8 of units renovated 2020:

Plumbing, electricity

Kitchens and bathrooms

Replacement of all patio doors and windows

Repair of sloped balconies and railings

ADDITIONAL INFORMATION

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

Responsibility for appliances

Landlord / Tenants

Number of units

8



Number of Parking Spaces

None

Hot Water System

Independent tanks

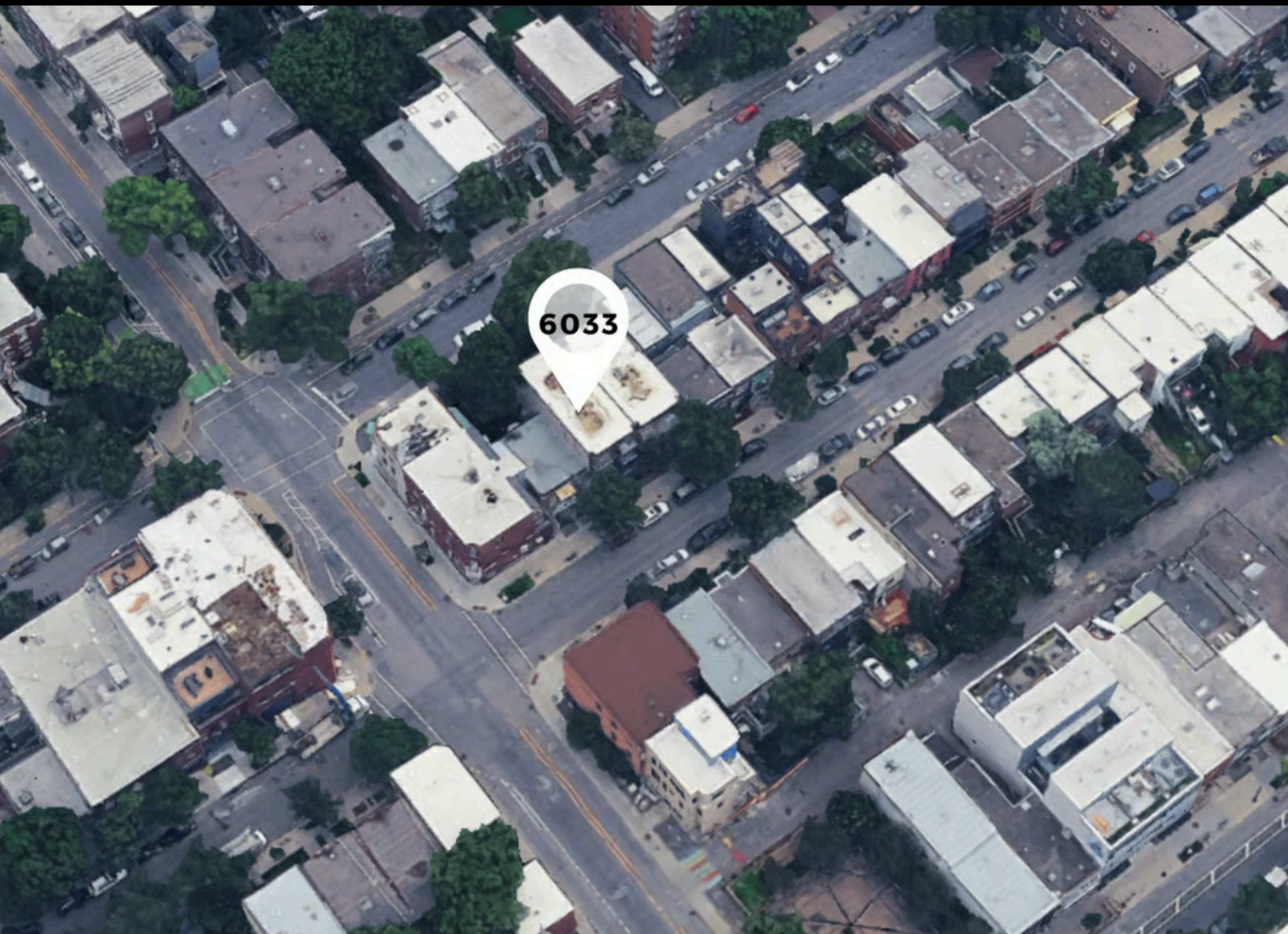


Heating System

Electric baseboards



6033 Saint-André, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2 332 947

Total Municipal Assessment

Total Municipal Assessment 2 108 700 \$

Municipal Land Assessment 426 900 \$

Municipal Building Assessment 1 681 800 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1963

Electromechanical System

Fire System Detectors in units

Building type

Laundry Room None

Number of Units 5 x 4.5 + 3 x 3.5

Washer/Dryer Inlet In each unit, except in apartment #4

Appliance Responsibility Landlord / Tenants

Heating Responsibility Tenants (unit #4 - hot water at owners' expense)

Hot Water Responsibility Tenants

Appliances included : Unit 1 : None Unit 2 : Dishwasher, refrigerator, stove, washer and dryer (5) Unit 3 : None Unit 4 : heat pump, stove, refrigerator and dishwasher Unit 5 : Refrigerator, stove, washer and dryer (4) Unit 6 : Dishwasher, refrigerator, stove, washer and dryer (5) Unit 7 : Refrigerator and stove (2) Unit 8 : Dishwasher, refrigerator, stove, washer and dryer (5)

Parking

Type of Parking N/A

Number of Parking Spaces None

Area

Land Surface Area 2188 pi2



FEATURES

Internet and Telecom

Yes

Condition of Doors

Replaced in 2020

Intercom and Doorbell

Camera | Remote opening

Condition of Windows

Replaced in 2020

Exterior Siding

Brick

Floor Covering

Vinyl

Plumbing

ABS

Condition of Balconies

2020: Front replaced (Fiberglass + Aluminum railings). Rear renovated (Wrought iron railings)

Heating System

Electric baseboards

Condition of Kitchens

7/8 renovated | 1 partially renovated

Condition of Bathrooms

7/8 renovated | 1 partially renovated

Condition of Roof

2016 | Membrane

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers | New | 6/8

Environmental Report

Phase 1 - 2019

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$154,536	100 %	\$1,610
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$154,536		\$1,610
Vac. / Bad debt	\$3,091	2 %	\$32
EGR	\$151,445		\$1,578

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,815	4.5 %	\$852
Municipal Taxes	Current	\$13,301	8.8 %	\$1,663
School Taxes	Current	\$1,545	1 %	\$193
Insurance	Current	\$7,675	5.1 %	\$959
Electricity	Current	\$326	0.2 %	\$41
Heating				
Snow Removal				
Elevator				
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$2,000	1.3 %	\$250
Maintenance	Normalised	\$5,600	3.7 %	\$700
Appliances	Current	\$1,440	1 %	\$180
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,514	1 %	\$189
Total Expenses		\$40,216	26.6 %	\$5,027
Net Revenue		\$111,229		\$13,904

FINANCING

Maximum loan amount	\$1,885,564	\$1,961,860	\$2,022,936
Financing CAP	5.01 %	5.39 %	5.22 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.5 %	4.5 %	4.5 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$111,229	\$111,229	\$111,229
Annual Mortgage Cost	\$106,733	\$106,963	\$106,415
Net cash after mortgage	\$4,496	\$4,266	\$4,814

RETURN ON INVESTMENT

Down Payment	\$564,436	\$488,140	\$427,064
Cash on cash return	0.8 %	0.9 %	1.1 %
Return on liquidity + capitalization	4.1 %	3.9 %	3.9 %
Total yearly return with appreciation of 2 %	12.73 %	13.93 %	15.35 %

CPU
306 300 \$

GIM
15,9

NIM
22

CAP
4,5 %

