

675 13E AVENUE NORD FLEURIMONT

15 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

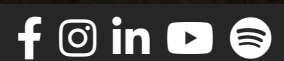
Partner

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BUILDING TYPE

Detach

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This 15-unit brick building consists entirely of 3.5-bedroom units. It is located in the Fleurimont neighborhood, right next to Galeries 4 Saisons. The building is heated by natural gas. Energy costs are the responsibility of the owner, with the exception of electricity. A coin-operated laundry facility is available on-site.

HIGHLIGHTS

- ✓ Internet is provided to tenants.
- ✓ Strong future optimization potential with possible MLI financing.
- ✓ Located close to all services, shops, and major roadways.
- ✓ Some images were generated using artificial intelligence.

ASKING PRICE :
\$2,249,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Some bathrooms, kitchens and flooring were renovated.

ADDITIONAL INFORMATION

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

A new certificate of location has been ordered.

Snow removal and lawn care are done by the owner.

Regular electricity is included for unit #6.

Responsibility for appliances

Tenants/Owner

Number of units

15



Number of Parking Spaces

15

Hot Water System

Natural gas



Heating System

Hot water heated by natural gas



675 13e Avenue Nord, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number 1 329 752

Total Municipal Assessment

Total Municipal Assessment 1 280 100 \$

Municipal Land Assessment 241 100 \$

Municipal Building Assessment 1 039 000 \$

Construction

Number of Storeys 3

Type of Building Detach

Type of Construction Brick and wood

Year of Construction 1970

Features

Plumbing ABS / PEX / Copper

Condition of Roof To be verified

Condition of Doors Good condition

Condition of Balconies Wood with a steel frame

Condition of Windows Sliding PVC doors

Condition of Kitchens Renovated and medium condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Renovated and medium condition

Floor Covering Ceramic, floating, carpet, vinyl

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes, laundry room in the basement

Number of Rooms 45

Number of Units 15 x 3.5

Washer/Dryer Inlet Yes, for about half of the units

Appliance Responsibility Tenants/Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Outdoor paved driveway

Number of Parking Spaces 15

Area

Land Surface Area 12,097 square feet



FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

Yes, without contract

Hot Water System

Natural gas

Electrical Panels

Circuit breakers

Environmental Report

Ordered

Internet and Telecom

Internet

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Sliding PVC doors

Exterior Siding

Brick

Floor Covering

Ceramic, floating, carpet, vinyl

Plumbing

ABS / PEX / Copper

Condition of Balconies

Wood with a steel frame

Heating System

Hot water heated by natural gas

Condition of Kitchens

Renovated and medium condition

Condition of Bathrooms

Renovated and mediumcondition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$161,472	99.4 %	\$897
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$1,000	0.6 %	\$6
Total Revenues	\$162,472		\$903
Vac. / Bad debt	\$4,874	3 %	\$27
EGR	\$157,598		\$876

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$7,880	5 %	\$525
Municipal Taxes	Current	\$17,447	11.1 %	\$1,163
School Taxes	Current	\$911	0.6 %	\$61
Insurance	Current	\$11,990	7.6 %	\$799
Electricity	Current	\$1,159	0.7 %	\$77
Heating	Current	\$8,597	5.5 %	\$573
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,000	3.8 %	\$400
Maintenance	Normalised	\$10,500	6.7 %	\$700
Appliances	Estimated	\$600	0.4 %	\$40
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,576	1 %	\$105
Internet	Current	\$1,241	0.8 %	\$83
Total Expenses		\$67,901	43.1 %	\$4,527
Net Revenue		\$89,697		\$5,980

FINANCING

	schl	conv
Maximum loan amount	\$1,633,888	\$1,028,155
Financing CAP	4.67 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$89,697	\$89,697
Annual Mortgage Cost	\$86,315	\$71,758
Net cash after mortgage	\$3,382	\$17,939

RETURN ON INVESTMENT

Down Payment	\$615,112	\$1,220,845
Cash on cash return	0.5 %	1.5 %
Return on liquidity + capitalization	3.5 %	3.2 %
Total yearly return with appreciation of 5.49 %	23.55 % of 3.92 %	10.44 %

CPU
149 900 \$

GIM
13,8

NIM
25,1

CAP
4 %

