

76 - 84 5E AVENUE L'ILE-PERROT

18 UNITS

PMML

FOR SALE



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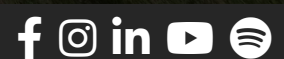
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A superb property in a prime location. This detached 18-unit building—comprising eighteen 4.5-room units—offers excellent potential for optimization. Current rents are well below market rates, several unit upgrades have been carried out, and the building is in very good overall condition. This investment is situated in a sought-after area, close to highways and major roads. A rare, high-quality asset.

HIGHLIGHTS

- ✓ Located in the heart of L'Île-Perrot, in an established residential area.
- ✓ Close to local shops, schools, parks, and services.
- ✓ Quick access to Boulevard Perrot, Highway 20, and the Galipeault Bridge to Montreal.
- ✓ Served by the L'Île-Perrot public transit network and the commuter train station.

ASKING PRICE :
\$3,950,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

1 apartment fully renovated (2016)
1 apartment fully renovated (2018)
3 apartments fully renovated (2019)
6 apartments fully renovated (2023)
6 apartments fully renovated (2024)
1 apartment renovated (2026)

ADDITIONAL INFORMATION

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

Responsibility for appliances

N/A

Number of units

18



Number of Parking Spaces

24 spots

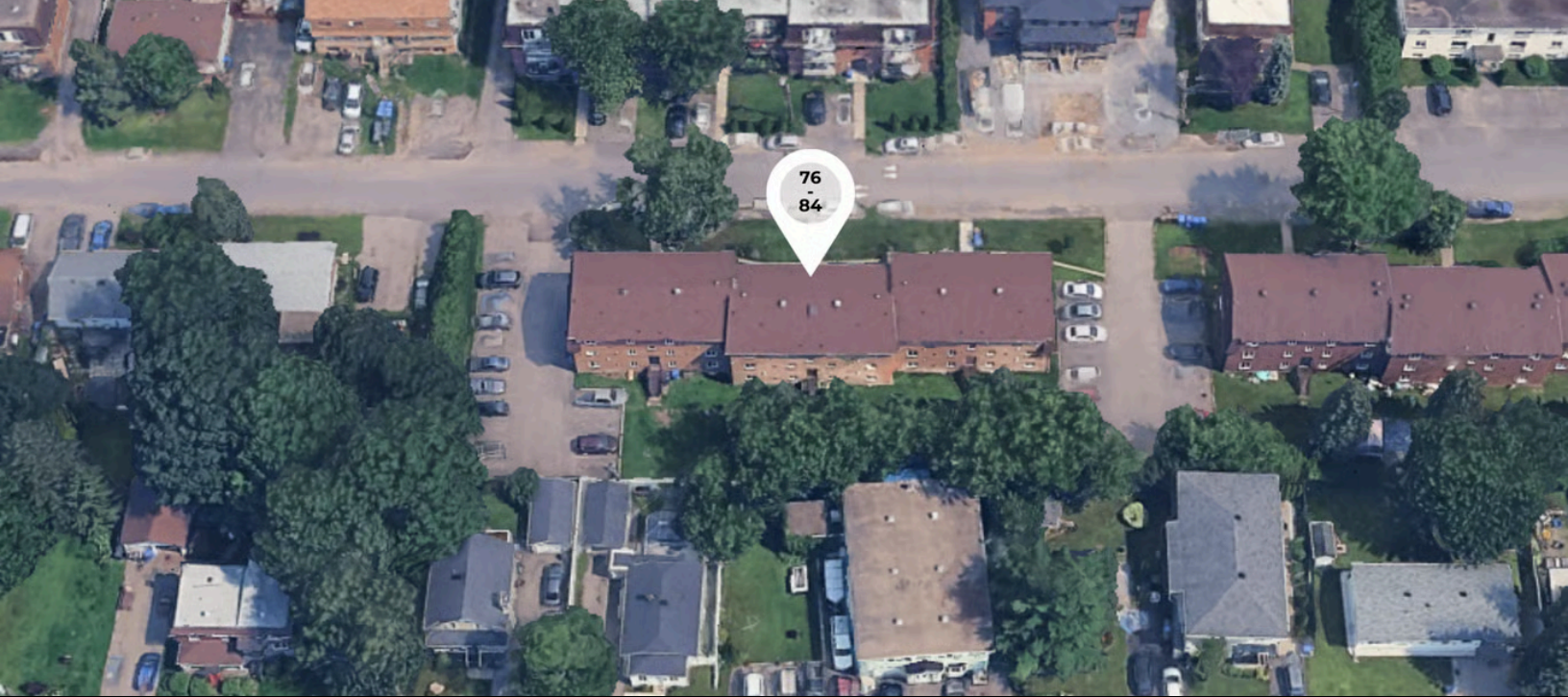
Hot Water System

Independent tanks

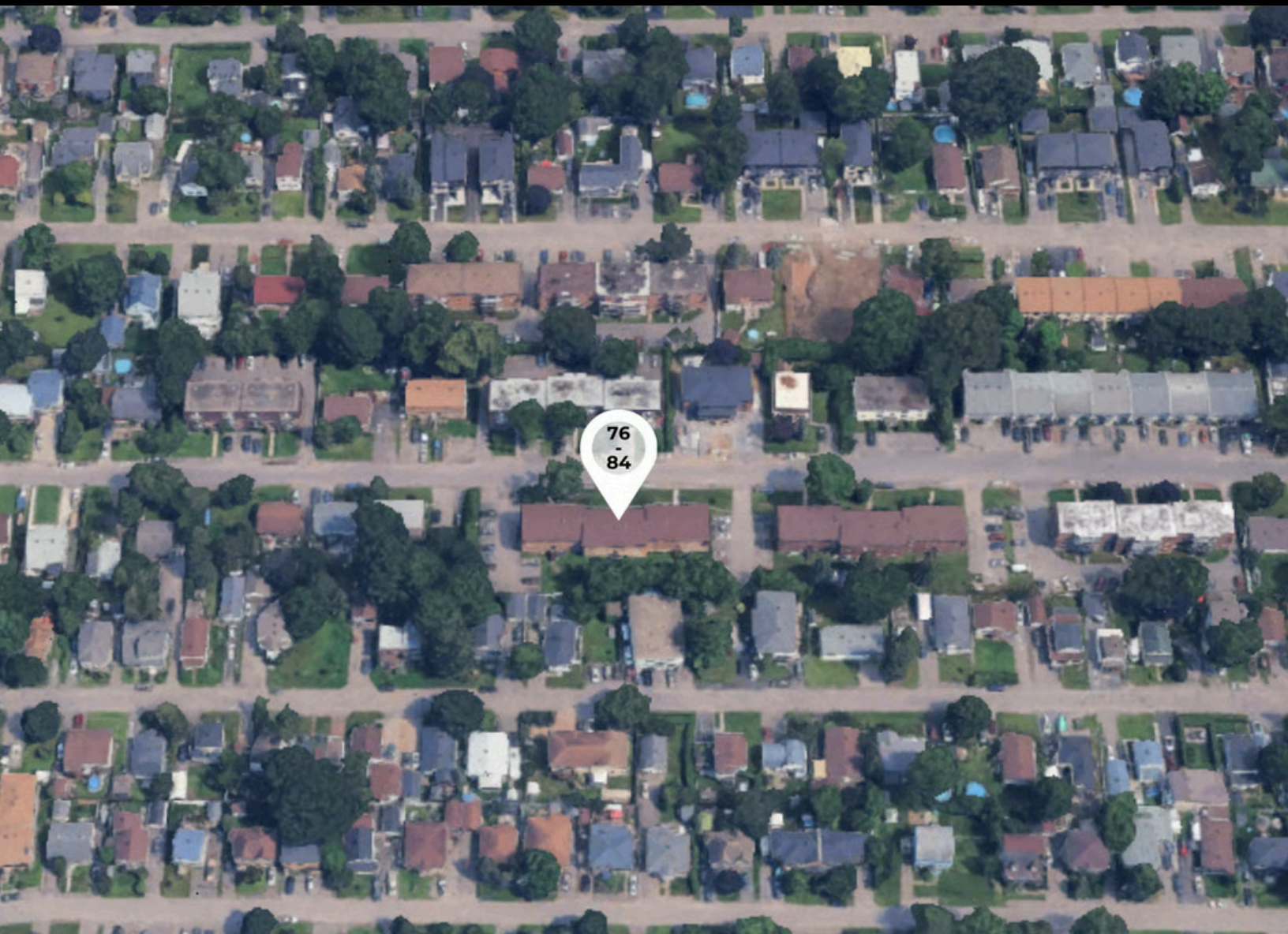


Heating System

Electric baseboard heaters / Convection heaters in the basement workshop



76 - 84 5e Avenue, L'Ile-Perrot



BUILDING DESCRIPTION

General Information

Cadastral number 1 575 753

Total Municipal Assessment

Total Municipal Assessment 2 298 100 \$

Municipal Land Assessment 497 800 \$

Municipal Building Assessment 1 800 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1978

Features

Plumbing Copper / PVC (replaced)

Condition of Roof Good condition (2022)

Condition of Doors Good condition (refurbished)

Condition of Balconies Good condition (refurbished in 2016)

Condition of Windows Good condition (refurbished)

Condition of Kitchens Average / Good

Electrical Panels Electrical room: fuse | Apartments: circuit breakers

Exterior Siding Brick

Condition of Bathrooms Partially renovated

Floor Covering Floating

Electromechanical System

Fire System Monitored alarm system + inspection

Building type

Laundry Room No

Number of Units 18 x 4.5

Washer/Dryer Inlet Oui

Appliance Responsibility N/A

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 24 spots

Area

Land Surface Area 24 432 sq. ft.



FEATURES

Plumbing

Copper / PVC (replaced)

Condition of Balconies

Good condition (refurbished in 2016)

Heating System

Electric baseboard heaters /
Convection heaters in the
basement workshop

Condition of Kitchens

Average / Good

Condition of Bathrooms

Partially renovated

Condition of Roof

Good condition (2022)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Electrical room: fuse |
Apartments: circuit breakers

Environmental Report

N/A

Condition of Doors

Good condition (refurbished)

Intercom and Doorbell

N/A

Condition of Windows

Good condition (refurbished)

Exterior Siding

Brick

Floor Covering

Floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$226,128	99.6 %	\$1,047
Affordable Res.			
Commercial			
Lockers			
Parking	\$840	0.4 %	\$4
Laundry			
Total Revenues	\$226,968		\$1,051
Vac. / Bad debt	\$9,079	4 %	\$42
EGR	\$217,889		\$1,009

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,894	5 %	\$605
Municipal Taxes	Current	\$28,270	13 %	\$1,571
School Taxes	Current	\$1,707	0.8 %	\$95
Insurance	Current	\$11,014	5.1 %	\$612
Electricity	Current	\$2,989	1.4 %	\$166
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$7,200	3.3 %	\$400
Maintenance	Normalised	\$12,600	5.8 %	\$700
Appliances				
WiFi	Current	\$1,715	0.8 %	\$95
Heat Pump				
CHMC: Other Costs	Normalised	\$2,179	1 %	\$121
HydroSolution	Current	\$3,486	1.6 %	\$194
Total Expenses		\$82,054	37.7 %	\$4,559
Net Revenue		\$135,835		\$7,546

FINANCING

Maximum loan amount	\$2,093,658	\$2,474,321	\$2,589,022	\$2,683,117
Financing CAP	5.51 %	4.67 %	4.98 %	4.81 %
Debt coverage ratio	1.3	1.1	1.1	1.1
Interest Rate	4.0 %	4.0 %	4.0 %	4.0 %
Amortization	40 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$135,835	\$135,835	\$135,835	\$135,835
Annual Mortgage Cost	\$110,997	\$130,400	\$130,678	\$130,007
Net cash after mortgage	\$24,838	\$5,435	\$5,156	\$5,828

RETURN ON INVESTMENT

Down Payment	\$1,856,342	\$1,475,679	\$1,360,978	\$1,266,883
Cash on cash return	1.3 %	0.4 %	0.4 %	0.5 %
Return on liquidity + capitalization	2.6 %	2.2 %	2.0 %	1.9 %
Total yearly return with appreciation	of 2.75 % 8.44 %	of 3.25 % 10.91 %	of 3.05 % 10.88 %	of 3.15 % 11.72 %

CPU
219 400 \$

GIM
17,4

NIM
29,1

CAP
3,4 %

