

7945 - 7953 LAJEUNESSE VILLERAY

6 UNITS

PMML

FOR SALE



Atdhe Veliu

Team Azamat Kar
Real Estate Broker

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Attractively priced in one of the most vibrant and sought-after neighbourhoods, benefiting from strong rental demand and long-term investment appeal.

Significant value-add opportunity with substantial rental upside. four 3 1/2s rented at approximately \$445-\$560 and two 3 1/2s at \$880-\$890 per month, representing an estimated 50% discount to current market rents.

Prime location within walking distance of métro Jarry and Jean-Talon métro stations, Jean-Talon Market, Jarry Park, as well as a wide range of shops, cafés, restaurants, schools, and everyday amenities.

HIGHLIGHTS

- ✓ Walk Score: 93 | Transit Score: 79 | Bike Score: 84
- ✓ The ground-floor unit enjoys exclusive access to a backyard.
- ✓ 5-minute walk to métro Jarry and 10-minute walk to métro Jean-Talon.
- ✓ Two tenant departures in July, great opportunity to bring rents to market levels.

ASKING PRICE :
\$975,000

ADDITIONAL INFORMATION

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

Gross revenues include estimated leasing values for the two vacant units at about \$28,000 per year.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

N/A

Hot Water System

Independent tanks

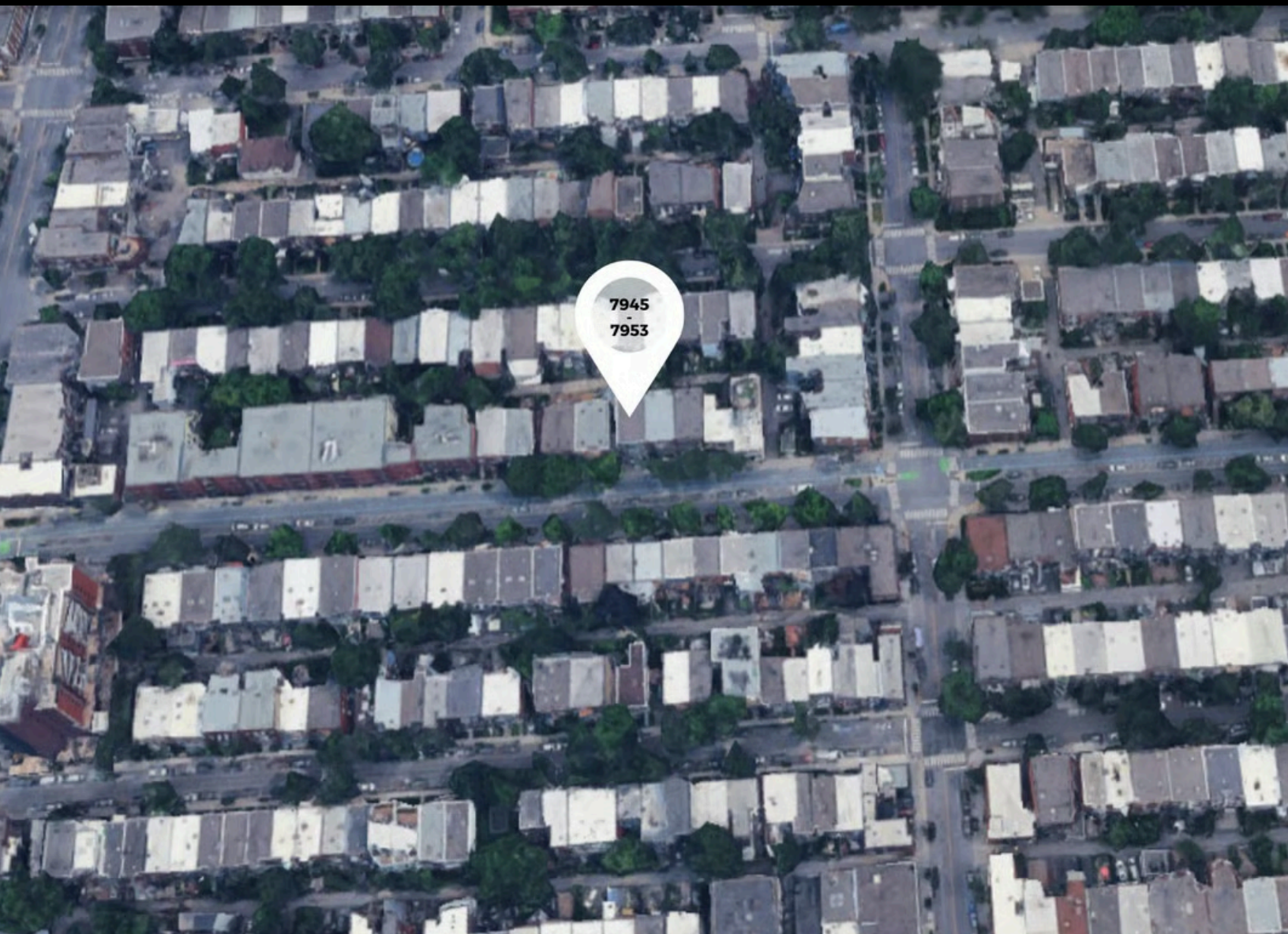


Heating System

Electric baseboards



7945 - 7953 Lajeunesse, Villeray



BUILDING DESCRIPTION

General Information

Cadastral number 3 455 476

Total Municipal Assessment

Total Municipal Assessment \$878 500

Municipal Land Assessment \$358 000

Municipal Building Assessment \$520 500

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1924

Features

Plumbing To be verified

Condition of Roof Bitumen and gravel

Condition of Doors Good condition

Condition of Balconies To be verified

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Wood, ceramic and linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 18

Number of Units 6 x 3.5

Washer/Dryer Inlet To be verified

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

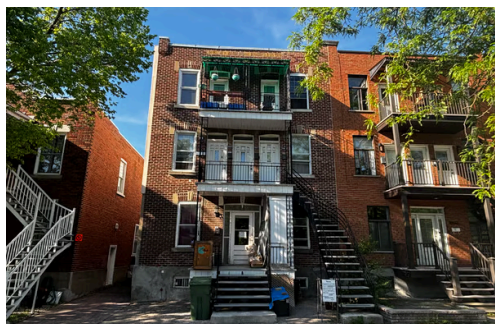
Parking

Type of Parking Exterior

Number of Parking Spaces N/A

Area

Land Surface Area 1,927 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

Bitumen and gravel

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Wood, ceramic and linoleum

Plumbing

To be verified

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$59,400	100 %	\$825
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$59,400		\$825
Vac. / Bad debt	\$1,782	3 %	\$25
EGR	\$57,618		\$800

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,593	4.5 %	\$432
Municipal Taxes	Current	\$5,543	9.6 %	\$924
School Taxes	Current	\$643	1.1 %	\$107
Insurance	Current	\$4,050	7 %	\$675
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.6 %	\$250
Maintenance	Normalised	\$4,200	7.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$576	1 %	\$96
Total Expenses		\$19,105	33.2 %	\$3,184
Net Revenue		\$38,513		\$6,419

FINANCING

	schl	conv
Maximum loan amount	\$666,903	\$448,011
Financing CAP	4.91 %	6.45 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.35 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$38,513	\$38,513
Annual Mortgage Cost	\$37,282	\$30,810
Net cash after mortgage	\$1,231	\$7,703

RETURN ON INVESTMENT

Down Payment	\$308,097	\$526,989
Cash on cash return	0.4 %	1.5 %
Return on liquidity + capitalization	2.6 %	3.3 %
Total yearly return with appreciation of 2 %	8.94 %	6.97 %

CPU
162 500 \$

GIM
16,4

NIM
25,3

CAP
4 %



