

8095 DE LORIMIER VILLERAY

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6 stable and reliable units ensuring excellent income consistency.

Located on De Lorimier Street, between Jarry and Jean-Talon metro stations, the building benefits from an exceptional location. The area is easily accessible by public transit and highly appreciated by tenants for its proximity to local shops and restaurants. An ideal opportunity for an investor looking to acquire a profitable, well-located, and hassle-free income property in a sector where rental demand remains consistently strong.

HIGHLIGHTS

- ✓ Parks: Near Jarry Park and Villeray Park.
- ✓ Shops: Within walking distance of cafés, restaurants, and essential services.
- ✓ Road Access: Easy access to Highway 40 and main city arteries.
- ✓ Transit: Just steps from Jarry and Jean-Talon metro stations.

ASKING PRICE :
\$1,750,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The units were renovated in 2021 and 2022 (approximate).

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

4 spaces

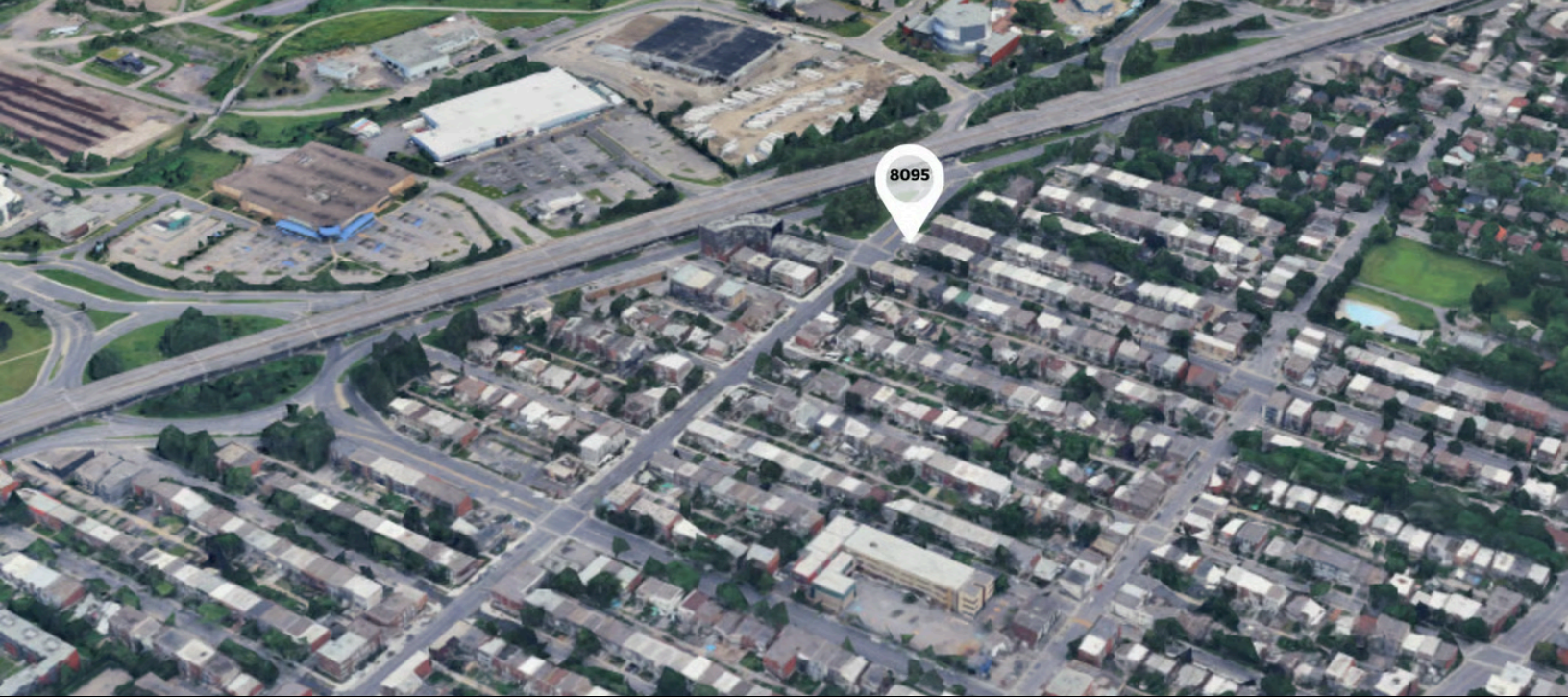
Hot Water System

Independant tanks

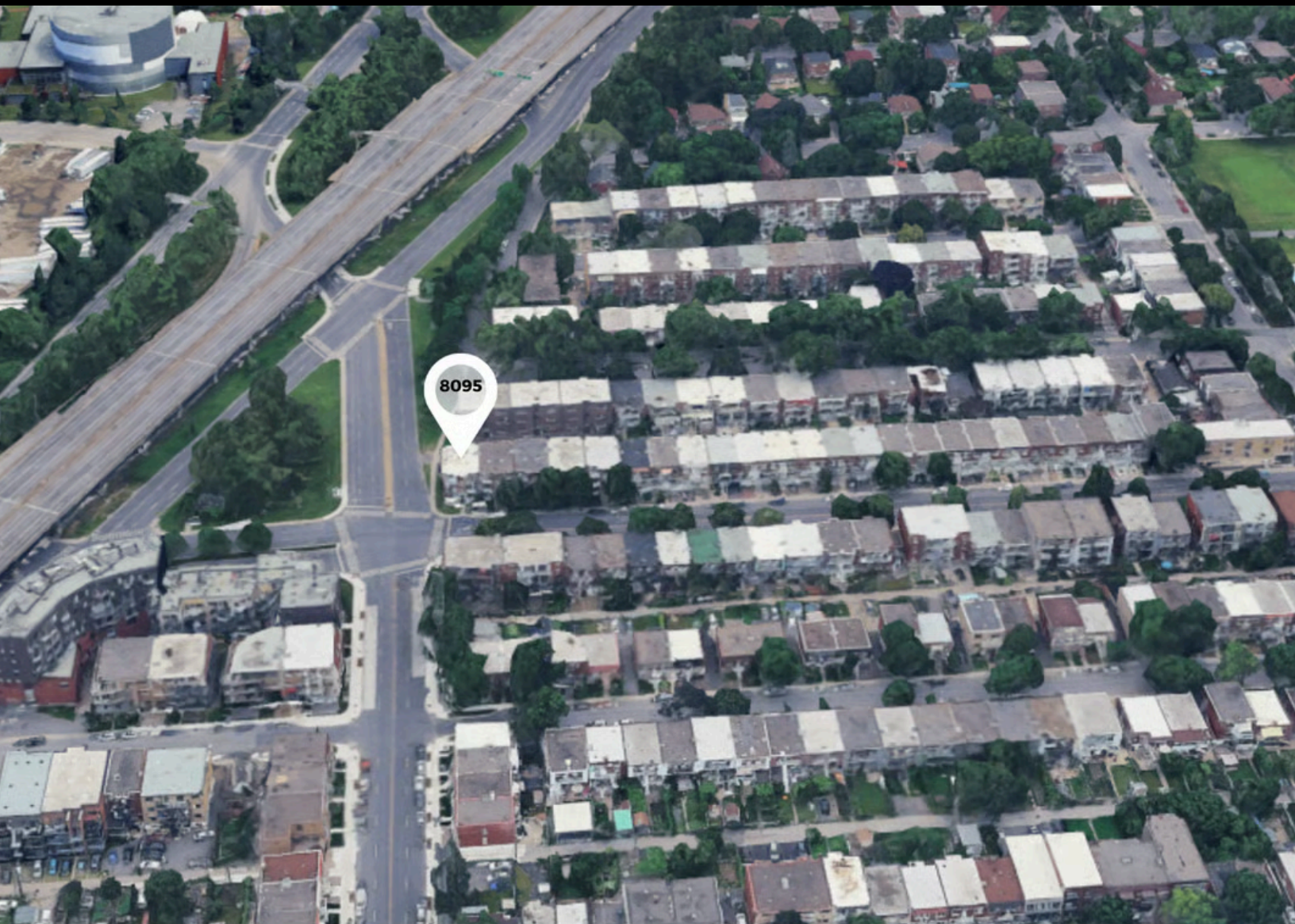


Heating System

Electric Baseboards



8095 De Lorimier, Villeray



BUILDING DESCRIPTION

General Information

Cadastral number 2 166 169

Total Municipal Assessment

Total Municipal Assessment 1 327 500 \$

Municipal Land Assessment 286 900 \$

Municipal Building Assessment 1 040 600 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and Wood

Year of Construction 1957

Features

Plumbing Good condition

Condition of Roof Good condition

Condition of Doors Renovated

Condition of Balconies Renovated

Condition of Windows Renovated

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering To be verified

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet In each units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

- Four appliances included: stove, refrigerator, washer, dryer.

Parking

Type of Parking Exterior

Number of Parking Spaces 4 spaces

Area

Land Surface Area 3,703 sq. ft.



FEATURES

Plumbing

Good condition

Condition of Balconies

Renovated

Heating System

Electric Baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Good condition

Concierge Agreement

N/A

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

Renovated

Intercom and Doorbell

Doorbell

Condition of Windows

Renovated

Exterior Siding

Brick

Floor Covering

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$102,360	100 %	\$1,422
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$102,360		\$1,422
Vac. / Bad debt	\$3,071	3 %	\$43
EGR	\$99,289		\$1,379

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,468	4.5 %	\$745
Municipal Taxes	Current	\$7,936	8 %	\$1,323
School Taxes	Current	\$995	1 %	\$166
Insurance	Current	\$3,193	3.2 %	\$532
Electricity	Current	\$590	0.6 %	\$98
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.5 %	\$250
Maintenance	Normalised	\$4,200	4.2 %	\$700
Appliances	Estimated	\$1,200	1.2 %	\$200
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$993	1 %	\$165
Wifiplex	Current	\$1,587	1.6 %	\$265
Total Expenses		\$26,662	26.9 %	\$4,444
Net Revenue		\$72,627		\$12,105

FINANCING

	schl	conv
Maximum loan amount	\$1,344,583	\$876,594
Financing CAP	4.59 %	6.21 %
Debt coverage ratio	1.1	1.2
Interest Rate	3.89 %	4.89 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$72,627	\$72,627
Annual Mortgage Cost	\$69,601	\$60,523
Net cash after mortgage	\$3,026	\$12,105

RETURN ON INVESTMENT

Down Payment	\$405,417	\$873,406
Cash on cash return	0.7 %	1.4 %
Return on liquidity + capitalization	4.5 %	3.5 %
Return on liquidity + cap. + appreciation	13.1 %	7.5 %

CPU
291 700 \$

GIM
17,1

NIM
24,1

CAP
4,2 %



