

95 RENÉ-PHILIPPE LEMOYNE

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached five-unit building located in the sought-after LeMoyne area, close to the REM, the Champlain Bridge, public transportation, and all amenities. The building has benefited from several improvements over the years, including kitchen and bathroom renovations, masonry work, the addition of electrical meters, and a partial conversion of the heating system. This opportunity offers excellent rental stability and potential for maximizing income in the short to medium term.

HIGHLIGHTS

- ✓ The tenants of the approximately 1,300 sq ft 5 ½ apartment will not be renewing their lease, resulting in a vacancy starting in July 2026.
- ✓ Strategic location in a rapidly appreciating area thanks to the REM (Réseau express métropolitain).
- ✓ Potential for increased rental income in the short to medium term.
- ✓ Several major improvements already completed.
- ✓ Strong rental demand promoting stability and re-letting of the units.

ASKING PRICE :
\$1,199,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Kitchen and bathroom renovations

Masonry work

Installation of electrical meters

Partial conversion of heating to electric

Flooring replacement

Main entrance door replacement

3 out of 5 apartments have been renovated

ADDITIONAL INFORMATION

Occupancy as per leases

Sale without legal warranty of quality, at the buyer's risk and peril

Responsibility for appliances

Tenant

Number of units

5



Number of Parking Spaces

4

Hot Water System

Electric baseboard heaters and gas central heating



Heating System

Partial conversion to electric



95 René-Philippe, Lemoyne



BUILDING DESCRIPTION

General Information

Cadastral number 2 119 138

Total Municipal Assessment

Total Municipal Assessment 761 600 \$

Municipal Land Assessment 220 600 \$

Municipal Building Assessment 541 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1956

Features

Plumbing Standard

Condition of Roof Elastomeric membrane

Condition of Doors Stan

Condition of Balconies Good condition, fiberglass

Condition of Windows PVC sliding

Condition of Kitchens Good condition partially renovated

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition partially renovated

Floor Covering Ceramics, driftwood, and hardwood

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 21

Number of Units 4 x 4.5 + 1 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Owner / Tenant

Hot Water Responsibility Tenant

4 x 4 1/2 (750 sq. ft.) et 1 x 5 1/2 (1300 sq. ft.)

Parking

Type of Parking Extérieur

Number of Parking Spaces 4

Area

Land Surface Area 4 994 sq. ft.



FEATURES

Fenced

Yes (backyard)

Condition of Roof

Elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Electric baseboard heaters and gas central heating

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Internet and Telecom

Yes

Condition of Doors

Stan

Intercom and Doorbell

Doorbells

Condition of Windows

PVC sliding

Exterior Siding

Brick

Floor Covering

Ceramics, driftwood, and hardwood

Plumbing

Standard

Condition of Balconies

Good condition, fiberglass

Heating System

Partial conversion to electric

Condition of Kitchens

Good condition partially renovated

Condition of Bathrooms

Good condition partially renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$78,960	100 %	\$1,316
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$78,960		\$1,316
Vac. / Bad debt	\$2,369	3 %	\$39
EGR	\$76,591		\$1,277

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,447	4.5 %	\$689
Municipal Taxes	Current	\$5,403	7.1 %	\$1,081
School Taxes	Current	\$549	0.7 %	\$110
Insurance	Current	\$4,426	5.8 %	\$885
Electricity	Current	\$305	0.4 %	\$61
Heating	Current	\$3,072	4 %	\$614
Snow Removal	Current			
Elevator				
Lawn	Current	\$529	0.7 %	\$106
Structural Reserve				
Janitor	Normalised	\$1,250	1.6 %	\$250
Maintenance	Normalised	\$3,500	4.6 %	\$700
Appliances				
WiFi	Current	\$1,576	2.1 %	\$315
Heat Pump				
CHMC: Other Costs	Normalised	\$766	1 %	\$153
Total Expenses		\$24,823	32.4 %	\$4,965
Net Revenue		\$51,769		\$10,354

FINANCING

Maximum loan amount	\$929,318	\$565,416
Financing CAP	4.74 %	6.87 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.1 %	5.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$51,769	\$51,769
Annual Mortgage Cost	\$49,971	\$41,415
Net cash after mortgage	\$1,797	\$10,354

RETURN ON INVESTMENT

Down Payment	\$269,682	\$633,584
Cash on cash return	0.7 %	1.6 %
Return on liquidity + capitalization	4.4 %	3.4 %
Total yearly return with appreciation of 2 %	13.28 %	7.15 %

CPU
239 800 \$

GIM
15,2

NIM
23,2

CAP
4,3 %









