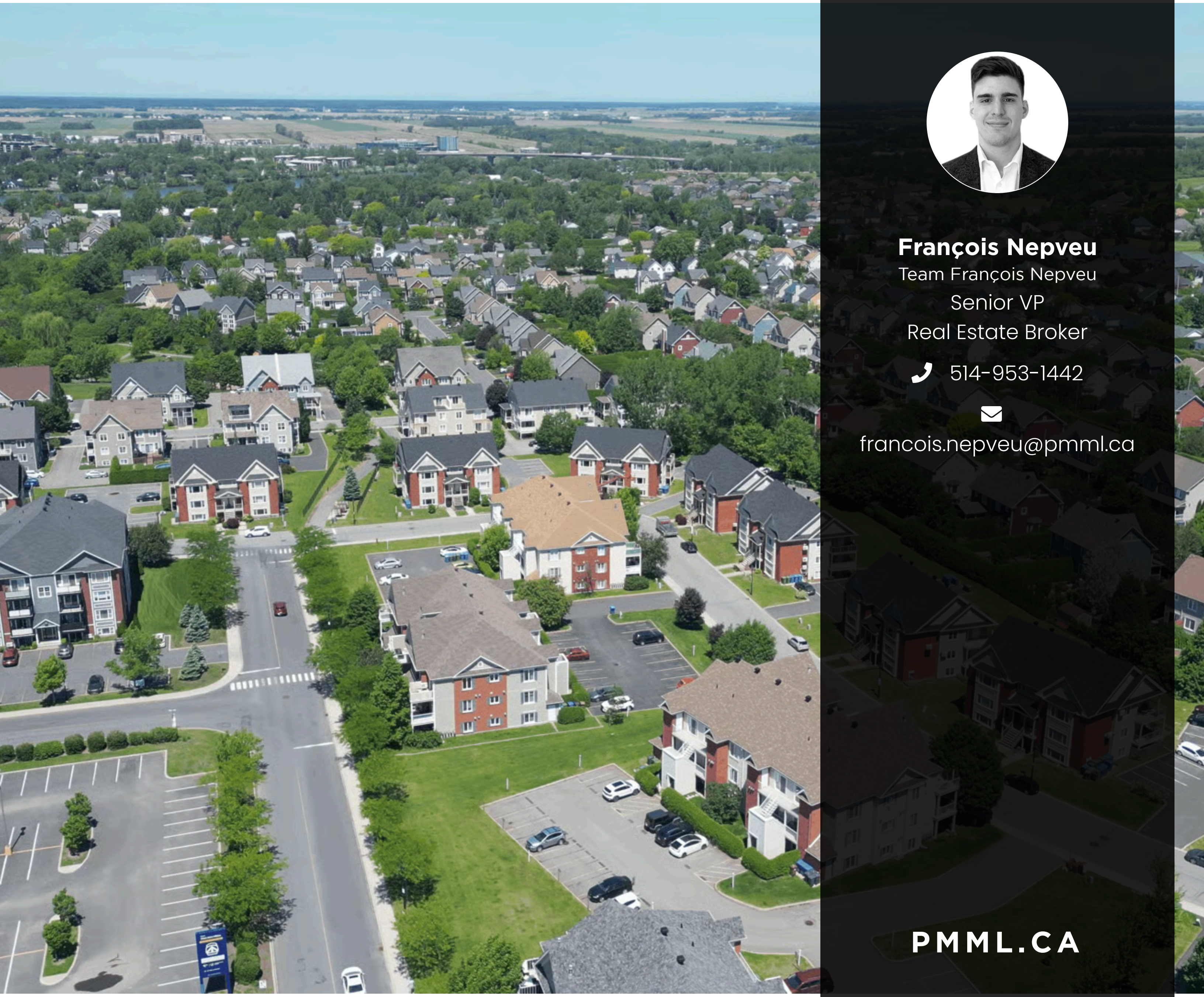
613 - 847 DE LA RAFFINERIE
MONT-SAINT-HILAIRE

48 UNITS

PMML

FOR SALE



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BUILDING TYPE

PROPERTY DESCRIPTION

A very rare opportunity to acquire a magnificent real estate portfolio of 48 units (16 five-and-a-half and 32 four-and-a-half apartments), spread across 8 buildings of 6 units each in Mont-Saint-Hilaire. This portfolio is located in a beautiful, recent, homogeneous, and sought-after neighborhood, within walking distance of the Mont-Saint-Hilaire train station and Parc de la Gare.

HIGHLIGHTS

- 48 units across 8 buildings
- Diversified rental mix: 16 x 5½ et 32 x 4½
- Just steps away from the Mont-Saint-Hilaire train station
- Located in a recent, highly sought-after neighborhood

ASKING PRICE :

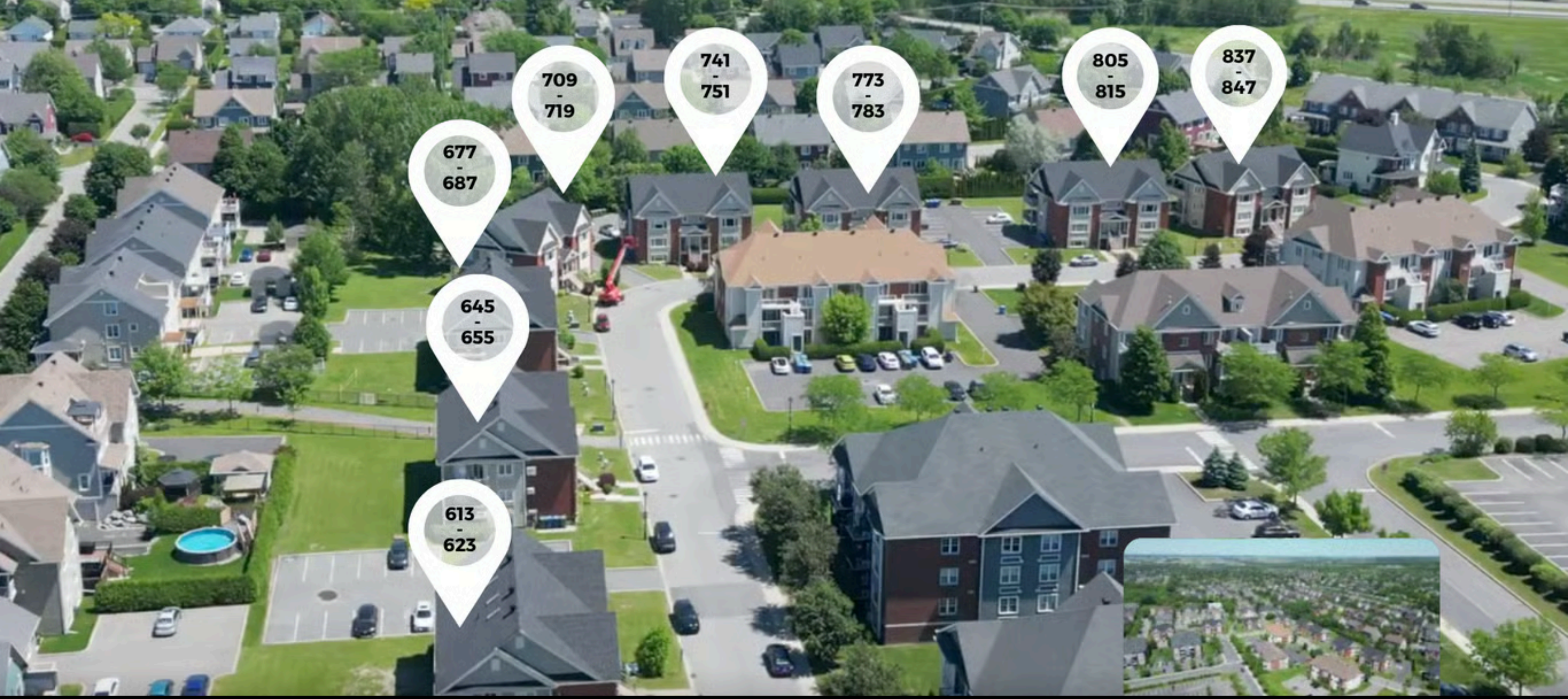
$17,000,000

ADDITIONAL INFORMATION

Sale made without any legal warranty of quality, at the buyer's own risk.

All 48 units are individually divided condominium units (divided co-ownership).

Each building has its own condominium syndicate (owners' association)



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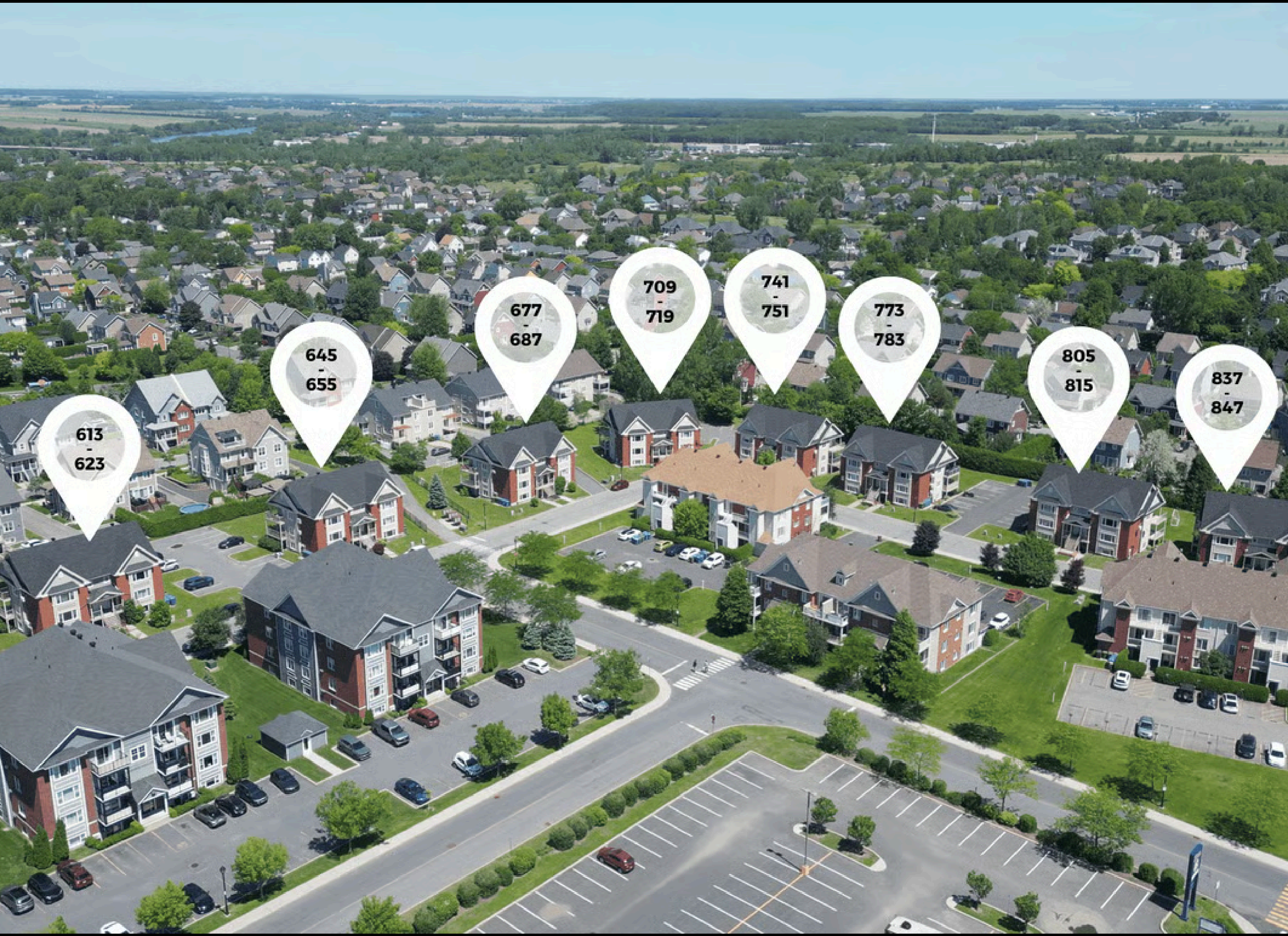


BUILDING DESCRIPTION

General Information

Construction

Number of Storeys	2
Type of Construction	Brick and wood
Year of Construction	2007/2008

Divided co-ownership

Features

Plumbing	Copper, PEX, ABS
Condition of Roof	Shingles
Condition of Doors	Generally in good condition
Condition of Balconies	Fiberglass
Condition of Windows	Vinyl
Condition of Kitchens	Generally in good condition
Electrical Panels	Circuit breakers
Exterior Siding	Brick and other materials
Condition of Bathrooms	Generally in good condition
Floor Covering	Laminate, vinyl, and ceramic flooring

Electromechanical System

Fire System	Smoke detectors

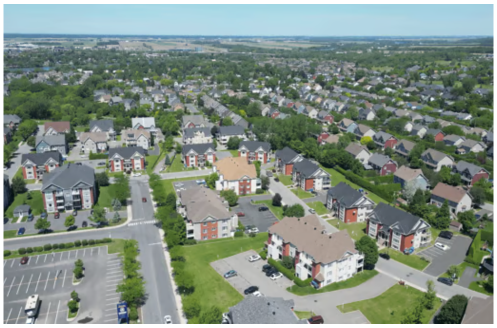
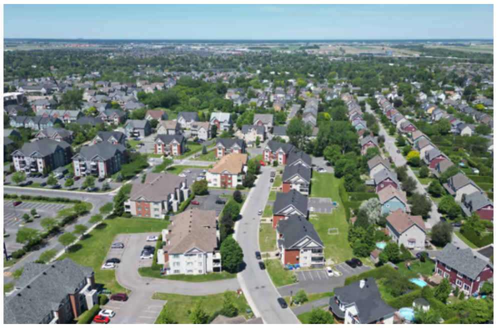
Building type

Laundry Room	No
Number of Units	16 x 5½ + 32 x 4½
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

All 48 units are individually divided condominium units (divided co-ownership). Each building has its own condominium association (syndicate of co-owners). The latest annual snow removal bill is $10,528 The latest annual lawn care bill is $7,504

Parking

Type of Parking	Exterior
Number of Parking Spaces	To be verified

FEATURES

Internet and Telecom

To be verified

Plumbing

Copper, PEX, ABS

Condition of Roof

Shingles

Condition of Doors

Generally in good condition

Condition of Balconies

Fiberglass

Concierge Agreement

No

Intercom and Doorbell

Doorbells

Heating System

Electric

Hot Water System

Independent tanks

Condition of Windows

Vinyl

Condition of Kitchens

Generally in good condition

Electrical Panels

Circuit breakers

Exterior Siding

Brick and other materials

Condition of Bathrooms

Generally in good condition

Environmental Report

2025

Floor Covering

Laminate, vinyl, and ceramic flooring

REVENUE

	yearly	% / GR	RPU (m)
Residential	$917,532	100 %	$1,593
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$917,532**		**$1,593**
Vac. / Bad debt	$27,526	3 %	$48
EGR	**$890,006**		**$1,545**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$40,050	4.5 %	$834
Municipal Taxes	Current	$117,148	13.2 %	$2,441
School Taxes	Current	$9,674	1.1 %	$202
Insurance	Current	$22,663	2.5 %	$472
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$12,000	1.3 %	$250
Maintenance	Normalised	$33,600	3.8 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$8,900	1 %	$185
Air Conditioning	Current	$6,840	0.8 %	$143
Total Expenses		**$250,875**	**28.2 %**	**$5,227**
Net Revenue		**$639,131**		**$13,315**

FINANCING

Maximum loan amount	$11,815,019
Financing CAP	4.60 %
Debt coverage ratio	1.1
Interest Rate	3.9 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	$639,131
Annual Mortgage Cost	$616,825
Net cash after mortgage	$22,306

RETURN ON INVESTMENT

Down Payment	$5,184,981
Cash on cash return	0.4 %
Return on liquidity + capitalization	3.0 %
Total yearly return with appreciation of 3 %	12.85 %

CPU	GIM	NIM	CAP
354 200 $	18,5	26,6	3,8 %