

PMML

7044 PAPINEAU, ROSEMONT

FOR SALE



Azamat Kar

VICE PRESIDENT

Real estate broker

514-963-8718

azamat.kar@pmml.ca



PMML.CA



PROPERTY DESCRIPTION

Building of 27 units (17 x 3.5 + 2 x 2.5 + 8 x 1.5) strategically located in Rosemont between Jean-Talon Street and Bélanger Street. 170 meters from the Fabre metro and 450 meters from the Jean-Talon hospital. Heating and hot water are at the owner's expense. A lot of recent work. 13 unused parking spaces
Great potential for optimization.

HIGHLIGHTS

6 Vacant Units + 13 unused parking spaces
Fabre Metro (170m)
Jean-Talon Hospital (450m)
Pierre Elliot Trudeau School (350m)

ASKING PRICE

5 100 000 \$

NUMBER OF UNITS

$$17 \times 3.5 + 2 \times 2.5 + 8 \times 1.5$$



NUMBER OF PARKINGS

13 indoor

RESPONSIBILITY FOR HOT WATER

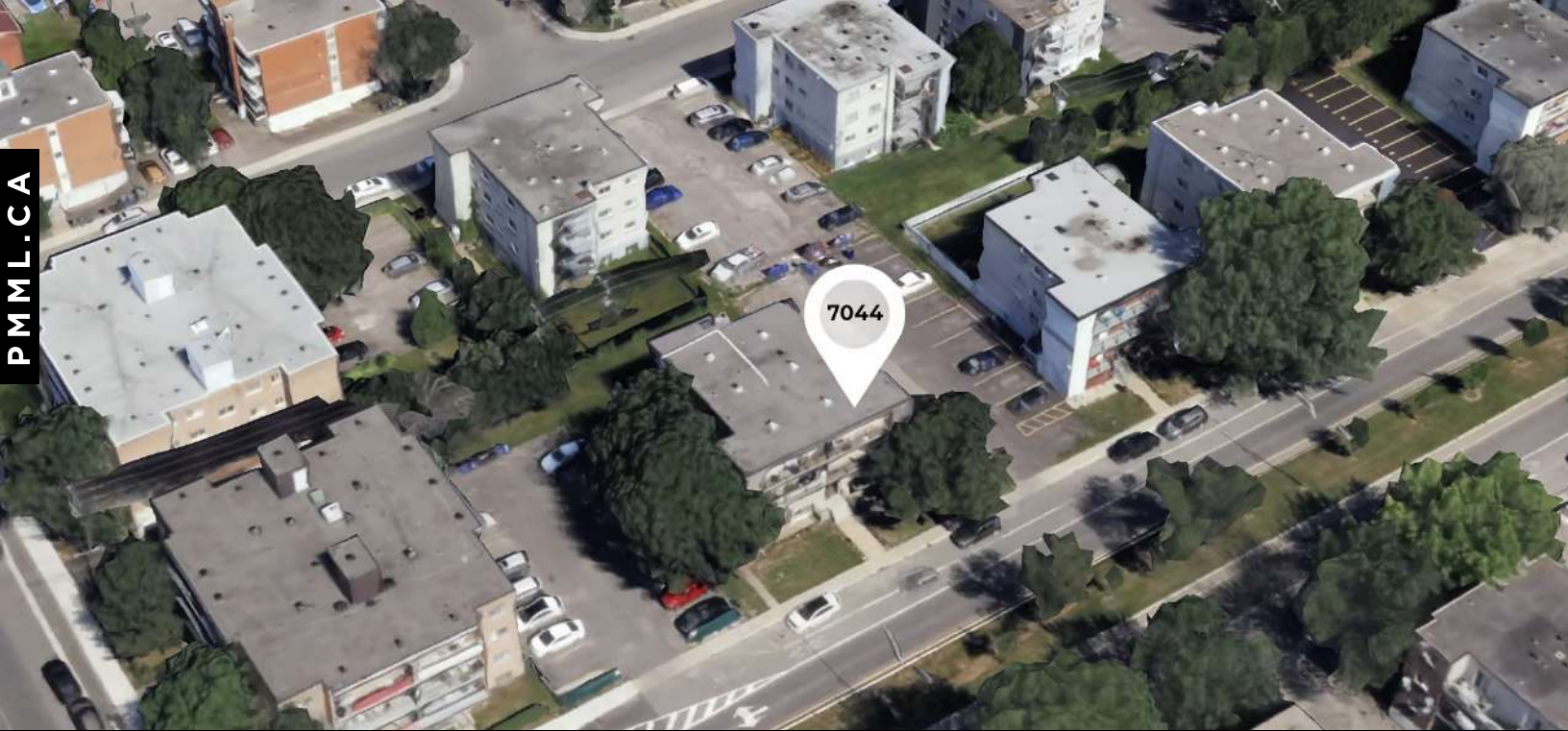
Owner

RESPONSIBILITY FOR HEATING

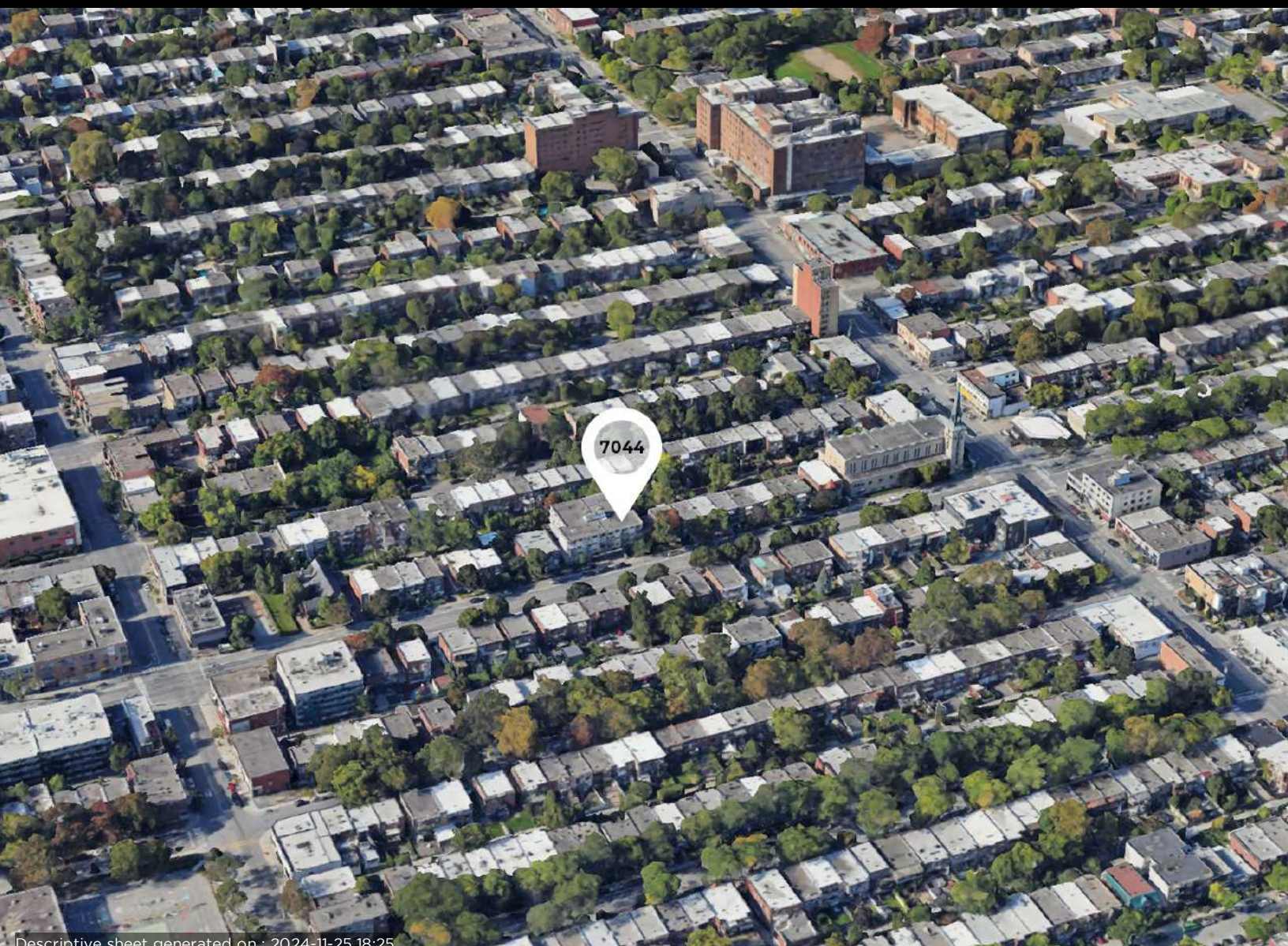
Owner

RESPONSIBILITY FOR APPLIANCES
Tenant - Owner (old leases)





7044 Papineau, Rosemont



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 792 331

LAND AREA

4 560 Sq Ft.

CONSTRUCTION

YEAR BUILT

1966

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

593 000 \$

BUILDING

2 674 300 \$

TOTAL

3 267 300 \$

CAPITAL SPENDINGS IN RECENT YEARS

Work worth nearly \$150,000 in 2022
Revenue for parking and laundry is estimated.

OTHER INFORMATION

The SELLER does not give any legal guarantee of quality to the buyer, the latter however not waiving the legal guarantees given by the previous owners and received by the SELLER upon its acquisition of the building [...] (see broker for the complete clause).

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Descriptive sheet generated on : 2024-11-25 18:25



FEATURES

HEATING SYSTEM

Hot water - High efficiency gas central furnace

HOT WATER SYSTEM

High efficiency gas central furnace

ELECTRICAL PANELS

Breakers

PLUMBING

Copper / ABS

WASHER AND DRYER OUTLET

No

LAUNDRY ROOM

Yes | 2 washers 2 dryers

CONDITION OF THE KITCHENS

Good (Many renovated)

CONDITION OF THE BATHROOMS

Good (Many renovated)

FLOOR COVERING

Vinyl / Ceramic

ENVIRONMENTAL STUDY

Yes 2014

CONDITION OF ROOF

Gavier - about ten years old

SIDING

Brick

CONDITION OF BALCONIES

2022 - Fiberglass with aluminum ramp

CONDITION OF DOORS

2022

CONDITION OF WINDOWS

2022 - PVC

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Intercom

FIRE ALARM SYSTEM

Yes not connected to the central

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

PMML.CA

		%	RPU(M)
RESIDENTIAL	288 072 \$	93 %	889 \$
COMMERCIAL			
PARKING	15 600 \$	5 %	48 \$
LAUNDRY ROOM	6 000 \$	2 %	19 \$
STORAGE			
TOTAL REVENUE	309 672 \$	100 %	956 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	9 290 \$	3 %	344 \$
ADMINISTRATION	CMHC	15 019 \$	5 %	556 \$
MUNICIPAL TAXES	Actual	20 085 \$	6 %	744 \$
SCHOOL TAXES	Actual	2 618 \$	1 %	97 \$
INSURANCE	Actual	13 749 \$	4 %	509 \$
ELECTRICITY	Actual	1 099 \$	0 %	41 \$
HEATING	Actual	17 155 \$	6 %	635 \$
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	16 470 \$	5 %	610 \$
WAGES/JANITOR	CMHC	9 855 \$	3 %	365 \$
FURNITURE RESERVE				
TOTAL EXPENSES		105 340 \$	34 %	3 901 \$
NET INCOME		204 332 \$		7 568 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	2 486 000 \$	4 021 000 \$	
FINANCING CAP RATE	6.16 %	4.83 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	4.40 %	3.80 %	
AMORTIZATION	25 YEARS	45 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

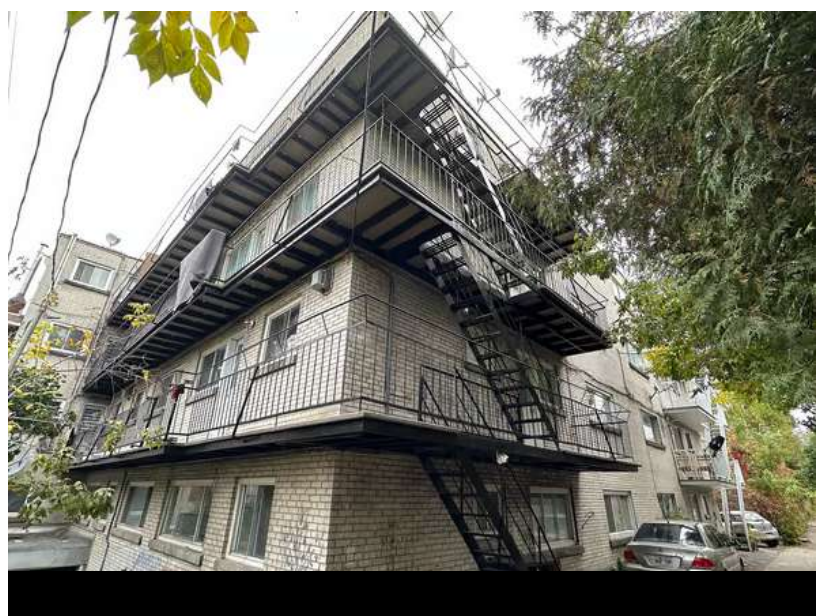
	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	204 332 \$	204 332 \$	
ANNUAL MORTGAGE COST	163 458 \$	197 069 \$	
NET CASH AFTER MORTGAGE	40 874 \$	7 263 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	2 614 000 \$	1 079 000 \$	
CASH ON CASH RETURN	1.56 %	0.67 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3.71 %	4.09 %	
IRR WITH 2% MARKET APPRECIATION	7.62 %	13.54 %	

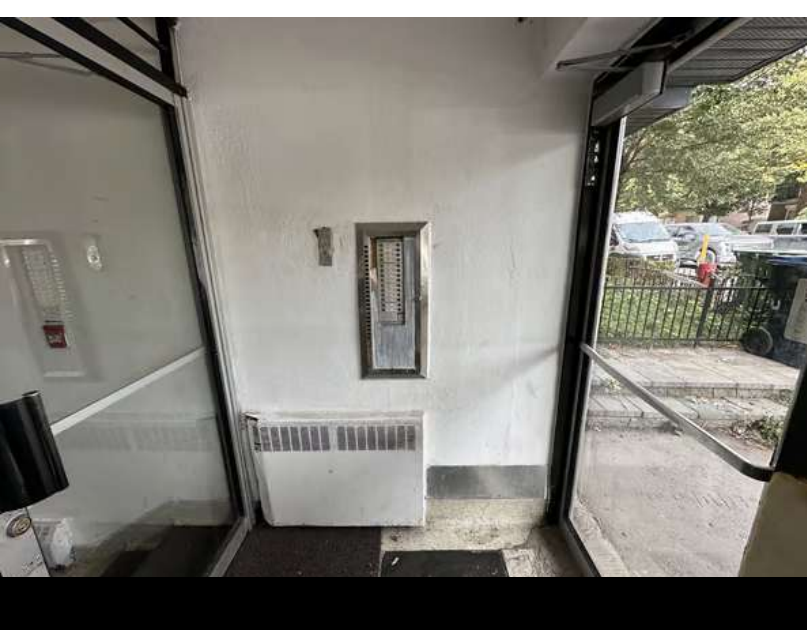
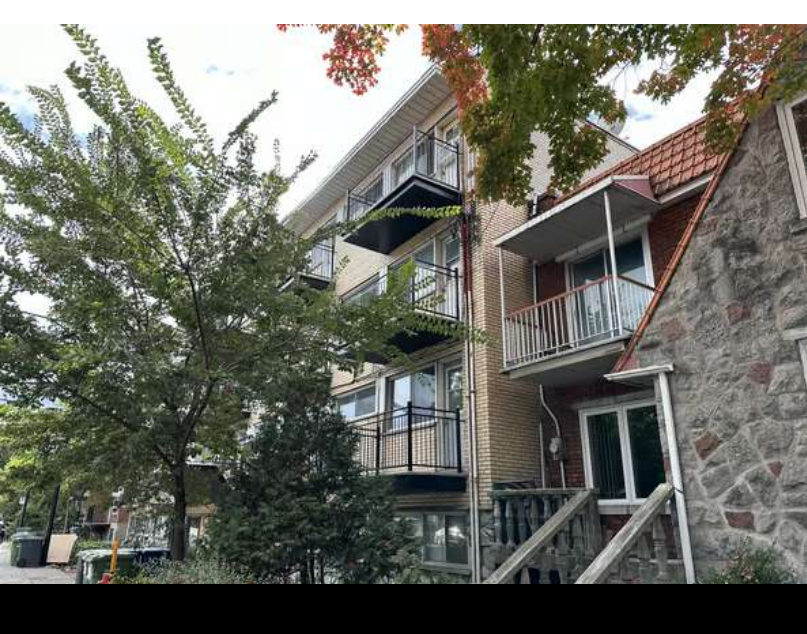
COST PER UNIT
188 889 \$

GROSS REVENUE MULTIPLICATOR
16,5

NET REVENUE MULTIPLICATOR
25,0

FINANCING CAP RATE
4.01 %





Descriptive sheet generated on : 2024-11-25 18:25

