

PMML

590 RUE VIAU,
HOCHELAGA-MAISONNEUVE
20 UNITS AND 1 COMMERCIAL UNIT

FOR SALE



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PROPERTY DESCRIPTION

The VioVille is a new building available in Montreal BUILT IN 2024 offering 20 residential units including 2x4.5 and 18x3.5 5000 square feet of commercial space. Each unit has its own WiFi network, air conditioning, air exchanger, oven, fridge and dishwasher. The transaction can be done in the form of shares by purchasing the company owning the building.

HIGHLIGHTS

A few minutes by bus from the VIAU METRO station and Downtown
Close to the Promenade Ontario for restaurants, bars and activities
Residential area of 10,258 sq. ft. and 5,000 sq. ft. commercial; 316 500\$
per residential unit
CMHC MLI Select: 500k to 700k more in financing if you choose this
program

ASKING PRICE

9 495 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

2 x 4.5 + 18 x 3.5 + 5000 commercial sf



NUMBER OF PARKINGS
N/A

RESPONSIBILITY FOR HOT WATER

Owner

RESPONSIBILITY FOR HEATING

Tenant

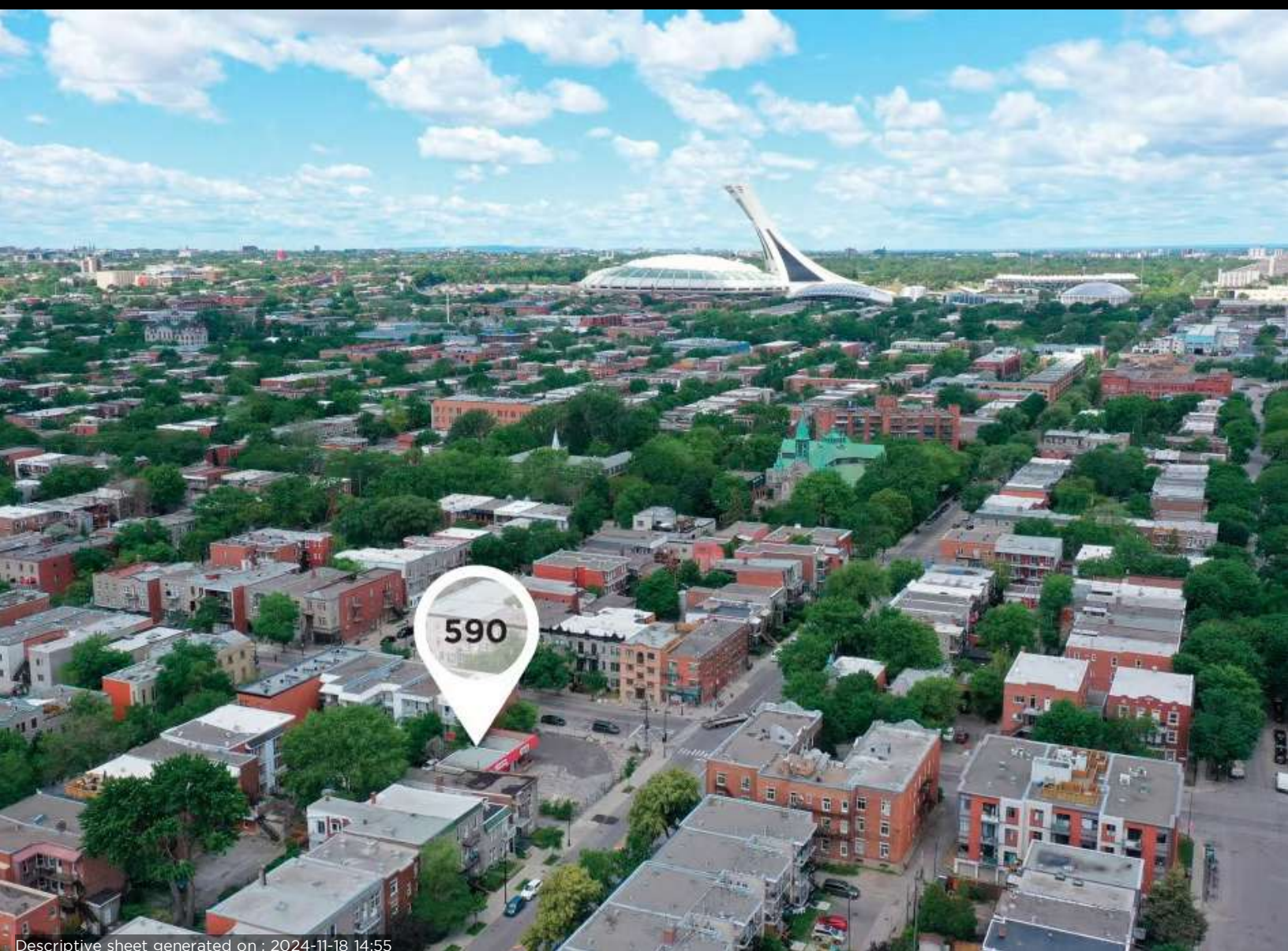
RESPONSIBILITY FOR APPLIANCES

Owner





590 Rue Viau, Hochelaga-Maisonneuve



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 879 357

LAND AREA

8099 sq.ft

CONSTRUCTION

YEAR BUILT

2024

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Béton et bois

MUNICIPAL ASSESSMENT

LAND

Non-issue

BUILDING

Non-issue

TOTAL

Non-issue

CAPITAL SPENDINGS IN RECENT YEARS

New construction 2024 including:

Air exchanger, Wall-mounted air conditioning, Fire safety system up to standards, Superior soundproofing, Green roof.
Energy efficiency 25% higher than the building code
9' ceilings for residential units and 12' for commercial
Concrete slab floors of all units

OTHER INFORMATION

Qualifiable for CMHC MLI Select financing (to get 500k to 700k more in loan)

The commercial space can be subdivided into up to 4 premises.

The transaction can be carried out in the form of shares, since the company was created solely to own the building.

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.

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FEATURES

HEATING SYSTEM

Electric baseboards

HOT WATER SYSTEM

Natural gas central tank

ELECTRICAL PANELS

Circuit Breakers

PLUMBING

Pex

WASHER AND DRYER OUTLET

None

LAUNDRY ROOM

One laundry room per residential floor

CONDITION OF THE KITCHENS

Kitchen island; Oven, fridge and dishwasher included

CONDITION OF THE BATHROOMS

Beautiful contemporary design

FLOOR COVERING

Laminated and ceramic; Light concrete slab

ENVIRONMENTAL STUDY

Available and conform

CONDITION OF ROOF

Elastomeric membrane; green roof

SIDING

Brick

CONDITION OF BALCONIES

Fiberglass; glass railing

CONDITION OF DOORS

New

CONDITION OF WINDOWS

New; abundant; large windows lots of light

PARKING SURFACE

N/A

INTERCOM SYSTEM

Intercom

FIRE ALARM SYSTEM

Sprinklers for commercial

JANITOR AGREEMENT

Oui

OTHER INFORMATION

20 lockers; indoor bike rack; refrigerated waste room

REVENUE

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		%	RPU(M)
RESIDENTIAL	366 600 \$	72 %	1 528 \$
COMMERCIAL	120 000 \$	24 %	10 000 \$
PARKING			
LAUNDRY ROOM	2 400 \$	0 %	10 \$
STORAGE			
RECOVERY	20 900 \$	4 %	83 \$
TOTAL REVENUE	509 900 \$	100 %	11 537 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	25 189 \$	5 %	1 199 \$
ADMINISTRATION	CMHC	24 236 \$	5 %	1 154 \$
MUNICIPAL TAXES	Estimated	35 606 \$	7 %	1 696 \$
SCHOOL TAXES	Estimated	5 000 \$	1 %	238 \$
INSURANCE	Actual	11 736 \$	2 %	559 \$
ELECTRICITY	Estimated	2 500 \$	0 %	119 \$
HEATING	Actual	2 325 \$	0 %	111 \$
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	Estimated	12 300 \$	2 %	586 \$
WAGES/JANITOR	Actual	3 600 \$	1 %	171 \$
FURNITURE RESERVE	Actual	3 600 \$	1 %	171 \$
AIR CONDITIONING	Actual	3 800 \$	1 %	181 \$
WIFI / SURVEILLANCE	Actual	3 281 \$	1 %	156 \$
TOTAL EXPENSES		133 173 \$	26 %	6 342 \$
NET INCOME		376 727 \$		17 939 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT		6 040 000 \$	
FINANCING CAP RATE		5.3 %	
DEBT COVERAGE RATIO		1.48	
INTEREST RATE		3.49 %	
AMORTIZATION		50 YEARS	
TERM		5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE		376 727 \$	
ANNUAL MORTGAGE COST		260 866 \$	
NET CASH AFTER MORTGAGE		115 861 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED		3 455 000 \$	
CASH ON CASH RETURN		3.35 %	
RETURN ON LIQUIDITY + CAPITALIZATION		4.71 %	
IRR WITH 2% MARKET APPRECIATION		10.21 %	

COST PER UNIT
452 143 \$

GROSS REVENUE MULTIPLICATOR
18,6

NET REVENUE MULTIPLICATOR
25,2

FINANCING CAP RATE
3.97 %



