

PMML

515 ROBIN,
LAVAL-DES-RAPIDES

FOR SALE



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PROPERTY DESCRIPTION

Exceptional location! Detached 11-unit building located less than 10 minutes' walk from the metro and De La Concorde station in Laval. Offering a diversity of units, with a majority of spacious 4.5 one 3.5 and three 2.5 with closed bedroom. Great potential to optimize rents! Surrounded by all essential services, this building enjoys an ideal location.

HIGHLIGHTS

One vacant unit will be available in November
Great potential for optimization
APH financing 100 pts optimal
Laundry room on site to optimize

ASKING PRICE

2 300 000 \$

NUMBER OF UNITS

$$7 \times 4.5 + 1 \times 3.5 + 3 \times 2.5$$



NUMBER OF PARKINGS

10 outdoor spots

RESPONSIBILITY FOR HOT WATER

Tenants

RESPONSIBILITY FOR HEATING

Tenants

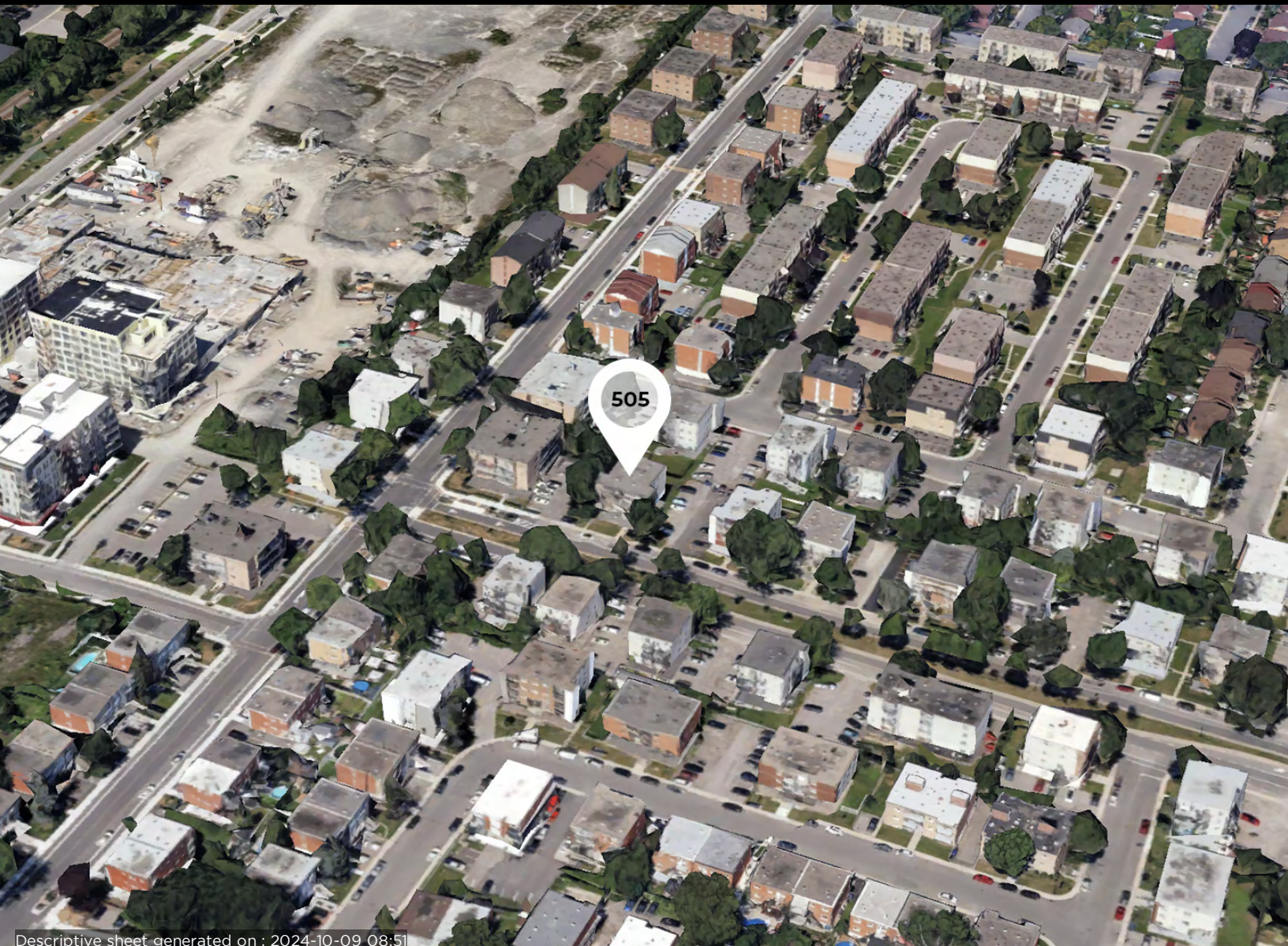
RESPONSIBILITY FOR APPLIANCES

Tenants





515 Robin, Laval-des-Rapides



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 405 229

LAND AREA

9 300 sq. ft

CONSTRUCTION

YEAR BUILT

1972

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

381 300 \$

BUILDING

624 600 \$

TOTAL

1 005 900 \$

CAPITAL SPENDINGS IN RECENT YEARS

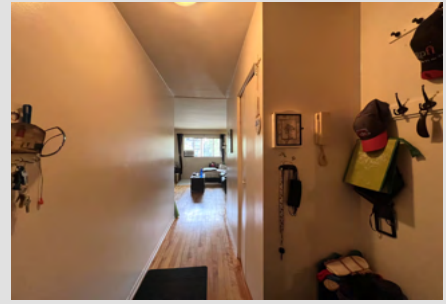
Front balconies replaced | 2019
Roof | 2014

OTHER INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk.

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

Individual water tanks in the basement

ELECTRICAL PANELS

Redone | 2012

PLUMBING

Redone | 2012

WASHER AND DRYER OUTLET

Yes - available in all 4 1/2

LAUNDRY ROOM

Yes

CONDITION OF THE KITCHENS

Good | Renovated over the years

CONDITION OF THE BATHROOMS

Good | Renovated over the years

FLOOR COVERING

Floating floors | Bois Franc | Ceramic

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

Gravel | 2014

SIDING

Brick

CONDITION OF BALCONIES

Good condition | 2019

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Aluminium

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Doorbell

FIRE ALARM SYSTEM

JANITOR AGREEMENT

Yes

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	81 780 \$	100 %	620 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	81 780 \$	100 %	620 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 453 \$	3 %	223 \$
ADMINISTRATION	CMHC	3 371 \$	4 %	306 \$
MUNICIPAL TAXES	Actual	12 983 \$	16 %	1 180 \$
SCHOOL TAXES	Actual	898 \$	1 %	82 \$
INSURANCE	Actual	6 557 \$	8 %	596 \$
ELECTRICITY	Actual	466 \$	1 %	42 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	6 710 \$	8 %	610 \$
WAGES/JANITOR	CMHC	2 365 \$	3 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		35 803 \$	44 %	3 255 \$
NET INCOME		45 977 \$		4 180 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	530 000 \$	845 000 \$	
FINANCING CAP RATE	6.51 %	4.62 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	4.94 %	3.94 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	45 977 \$	45 977 \$	
ANNUAL MORTGAGE COST	36 773 \$	44 351 \$	
NET CASH AFTER MORTGAGE	9 204 \$	1 626 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	1 770 000 \$	1 455 000 \$	
CASH ON CASH RETURN	0.52 %	0.11 %	
RETURN ON LIQUIDITY + CAPITALIZATION	1.15 %	0.76 %	
IRR WITH 2% MARKET APPRECIATION	3.75 %	3.92 %	

COST PER UNIT
209 091 \$

GROSS REVENUE MULTIPLICATOR
28,1

NET REVENUE MULTIPLICATOR
50,0

FINANCING CAP RATE
2.00 %

