

PMML

780 BOUL. SAINT-JOSEPH E.,
PLATEAU MONT-ROYAL E
8 UNITS AND 1 COMMERCIAL UNIT

FOR SALE



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PROPERTY DESCRIPTION

Unbelievable location! Semi-commercial building in the heart of the Plateau Mont-Royal comprising 9 units of 4 x 4.5 + 4 x 3.5 (double rooms) and 1 commercial space occupied by a dental clinic. Located within minutes of the Laurier and Mont-Royal metro stations and close to Parc La Fontaine. It features 2 independent garages, a laundry room and 7 storage spaces. All energy costs are at the tenant's expenses. Great potential for income optimization in an area with high rental demand.

HIGHLIGHTS

Huge potential and several sources to maximize revenues quickly.
A few metres from Laurier and Mont-Royal metro stations.
Close to Parc La Fontaine, Parc Laurier and Mont-Royal.
Building on corner of Blvd. Saint-Joseph and rue St-Hubert.

ASKING PRICE

2 949 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

4 x 4.5 + 4 x 3.5 (double room) + 1 commercial



NUMBER OF PARKINGS

2 independent garages

RESPONSIBILITY FOR HOT WATER

Tenant

RESPONSIBILITY FOR HEATING

Tenant

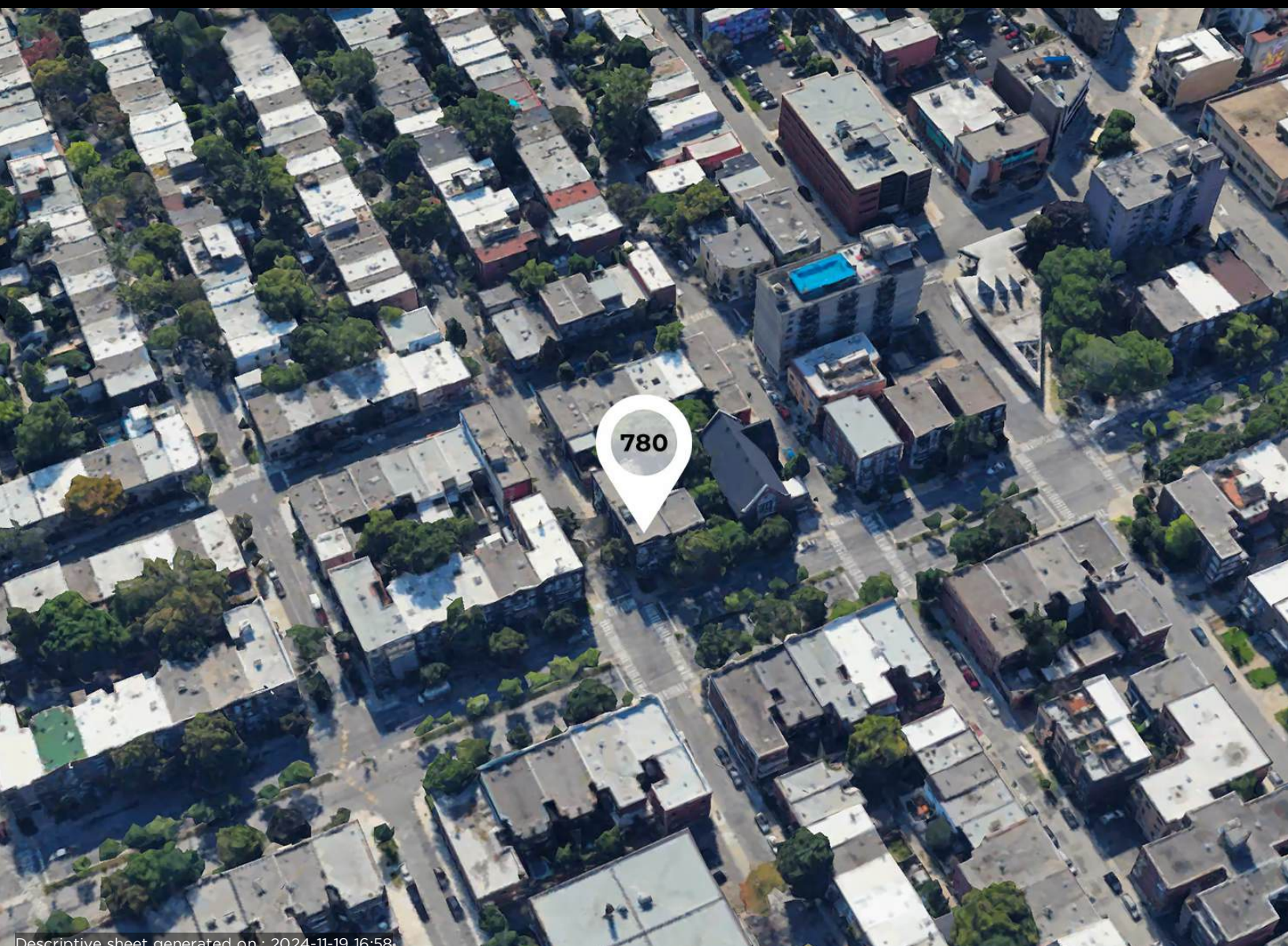
RESPONSIBILITY FOR APPLIANCES

Owner





780 Boul. Saint-Joseph E., Plateau Mont-Royal E



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 444 926

LAND AREA

2677 sq.ft

CONSTRUCTION

YEAR BUILT

1929

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

\$ 609 300

BUILDING

\$ 2 481 800

TOTAL

\$ 3 091 100

CAPITAL SPENDINGS IN RECENT YEARS

None

OTHER INFORMATION

Two interior garages used for storage by the dental clinic.
7 lockers are not rented and a laundry room in the basement for a fee.
The sale is made without legal warranty 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

Independent tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper and ABS

WASHER AND DRYER OUTLET

No

LAUNDRY ROOM

Yes in the basement

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Hard wood, ceramic

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

Good condition | Asphalt and gravel

SIDING

Brick

CONDITION OF BALCONIES

Average condition

CONDITION OF DOORS

N/A

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Indoor

INTERCOM SYSTEM

Yes

FIRE ALARM SYSTEM

Yes

JANITOR AGREEMENT

Yes, verbal

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	103 428 \$	74 %	1 077 \$
COMMERCIAL	28 968 \$	21 %	2 414 \$
PARKING			
LAUNDRY ROOM	1 000 \$	1 %	9 \$
STORAGE			
	5 886 \$	4 %	55 \$
TOTAL REVENUE	139 282 \$	100 %	3 501 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 178 \$	3 %	464 \$
ADMINISTRATION	CMHC	5 742 \$	4 %	638 \$
MUNICIPAL TAXES	Actual	26 136 \$	19 %	2 904 \$
SCHOOL TAXES	Actual	2 532 \$	2 %	281 \$
INSURANCE	Actual	9 414 \$	7 %	1 046 \$
ELECTRICITY	Actual	1 625 \$	1 %	181 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	5 490 \$	4 %	610 \$
WAGES/JANITOR	Actual	2 640 \$	2 %	293 \$
FURNITURE RESERVE				
TOTAL EXPENSES		57 757 \$	41 %	6 417 \$
NET INCOME		81 525 \$		9 058 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	979 000 \$	1 498 000 \$	
FINANCING CAP RATE	6.25 %	4.63 %	
DEBT COVERAGE RATIO	1.2	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	81 525 \$	81 525 \$	
ANNUAL MORTGAGE COST	67 926 \$	78 624 \$	
NET CASH AFTER MORTGAGE	13 599 \$	2 901 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	1 970 000 \$	1 451 000 \$	
CASH ON CASH RETURN	0.69 %	0.20 %	
RETURN ON LIQUIDITY + CAPITALIZATION	1.73 %	1.36 %	
IRR WITH 2% MARKET APPRECIATION	4.72 %	5.42 %	

COST PER UNIT
327 667 \$

GROSS REVENUE MULTIPLICATOR
21,2

NET REVENUE MULTIPLICATOR
36,2

FINANCING CAP RATE
2.76 %

