

ESTATE MONTREAL

Maximizing Your Valuable Assets

MULTIFAMILY INVESTMENT OPPORTUNITY

9515-9525 RUE LAJEUNESSE
AHUNTSIC-CARTIERVILLE
QC H2C 2A8

\$2,100,000

RESIDENTIAL UNITS	8
COMMERCIAL UNITS	1
GROSS INCOME	\$141,540
PRICE / UNIT	\$233,333
GIM	14.84
CAP RATE	4.97%

Prime Location: Near Sauvé Metro, Henri-Bourassa, 8 residential + 1 commercial unit offering steady, balanced cash flow. 5% cap rate, low vacancy, and long-term rental stability with growth potential.



9515-9525 RUE LAJEUNESSE AHUNTSIC-CARTIERVILLE

No of Units	8 Units + 1 Commercial (Laundry)
Unit Mix	(5 x 4½) - (3 x 3½)
Year Built	1954
Type	Semi-Detached
Heating System	Electric
Land Area	3,109 sqft
Building Area	7,155 sqft
Cadastre No.	1997911

FINANCIAL STATEMENT

Number of Units	Unit Type	Vacant	Avg Current Rent	Avg Market Rent
5	4½	1	\$1,376	\$1,500
3	3½	0	\$1,150	\$1,300
Commercial	1	0	\$1,460	\$2,000

GROSS INCOME

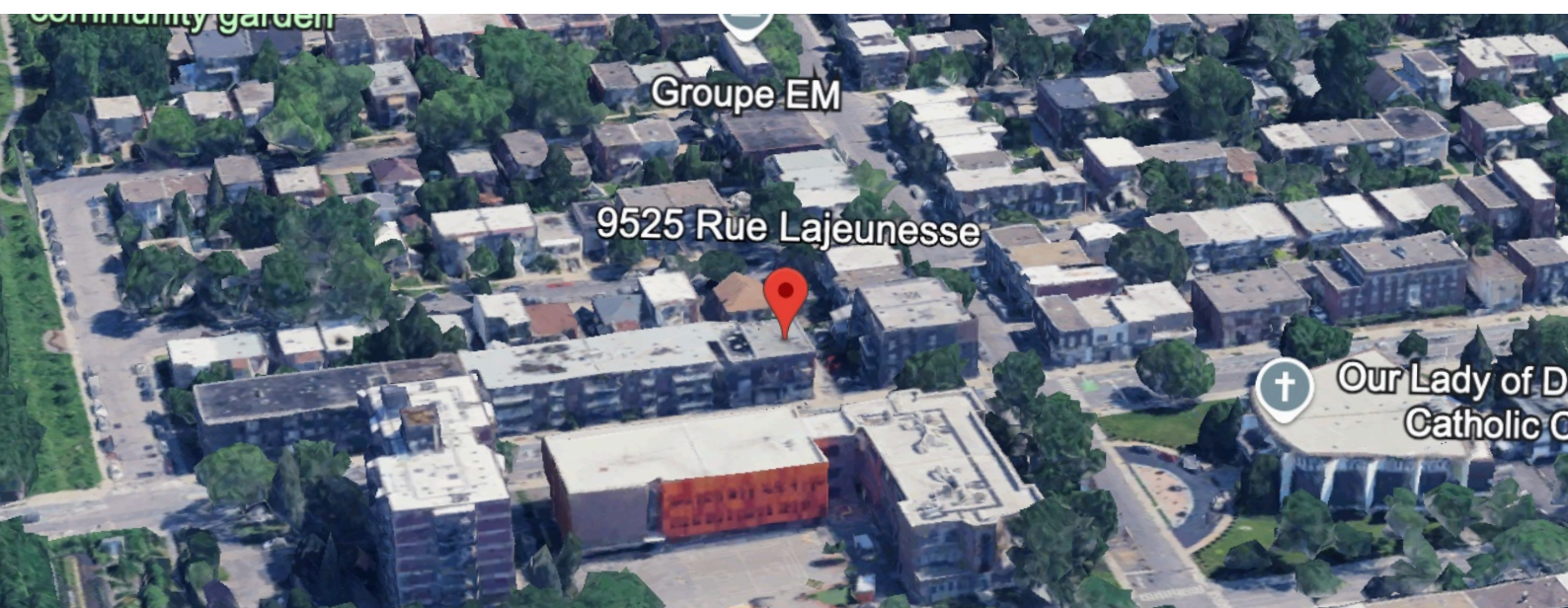
Residential Income	\$124,020
Commercial Laundry	\$17,520
Total	\$141,540

NET INCOME

Gross Income	\$141,540
Vacancy Rate 3%	(\$4,246)
Operating Expenses	(\$32,851)
Net Operating Income	\$104,442

OPERATING EXPENSES

Municipal Tax	\$9,916	Owner
School Tax	\$875	Owner
Insurance	\$7,700	Owner
Electricity	\$1,100	Owner
Management	\$5,835	CMHC
Janitorial Service	\$1,935	CMHC
Maintenance	\$5,490	CMHC
Total	\$32,851	≈ 27 % of EGI



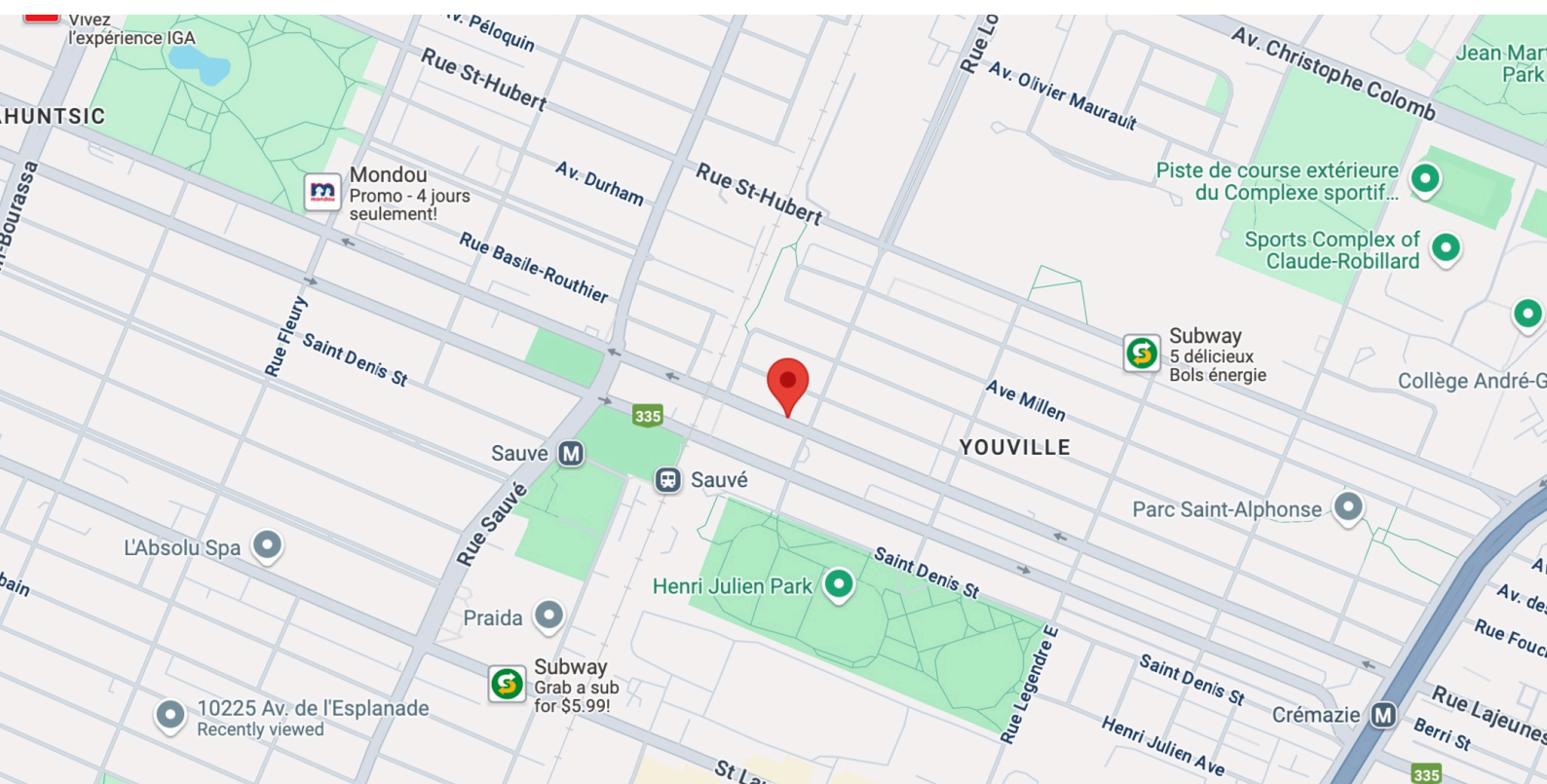
INVESTMENT HIGHLIGHTS

Prime Location with Strong Transit Access: Located near metro stations like Sauvé and key arteries such as Henri-Bourassa and Autoroute 15, the property benefits from excellent accessibility. Ahuntsic-Cartierville is a sought-after residential sector known for its stability, green spaces, and proximity to transit, schools, and local services.

Diversified Income Stream with Residential and Commercial Units: With 8 residential units and 1 commercial space, the property offers a healthy mix of income sources. This configuration supports cash flow stability and provides investors with a hedge against sector-specific market shifts.

Attractive Cap Rate in a High-Demand Market: A cap rate of 5% in this part of Montreal is a strong indicator of value, especially given the neighborhood's low vacancy rate and consistent rental demand. This return positions the asset competitively within the city's mid-size investment property segment.

Resilient Rental Market & Long-Term Upside: Ahuntsic-Cartierville maintains low vacancy rates and strong tenant retention, backed by its family-friendly appeal and revitalization efforts. This reinforces the building's long-term investment potential and contributes to predictable, recurring income.



RENT ROLL

Unit	Type	Current Rent
1	4½	\$1,250
2	4½	\$1,450
3	3½	\$1,030
4	4½	\$1,130
5	4½	\$1,500 Empty
6	3½	\$1,250
7	4½	\$1,550
9515	3½	\$1,175
9525	Commmercial	\$1,460
Total	Monthly	\$11,795
	Annual	\$141,540







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DISCUSS YOUR NEXT MULTIFAMILY OPPORTUNITY

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