

5483-5499 10e Av., (Rosemont–La Petite-Patrie), Montreal, H1Y 2G9

Asking Price 2 150 000 \$ | 9 Unités | Centris No. 17552209

EN

Asking Price

2 150 000 \$

Property Description

Well-located 9-unit semi-detached building in Old Rosemont (Montréal/Rosemont–La Petite-Patrie), offering strong and stable rental income. Ideally situated near the Pie-IX and Saint-Michel metro stations and served by multiple bus lines. Close to top-rated schools including École Saint-Jean-Vianney and Collège Jean-Eudes, with easy access to Beaubien Street shopping, grocery stores, parks, and the Olympic Stadium. A solid income-generating asset in one of Montréal's highest-demand rental markets.

HIGHLIGHTS

- 9-unit semi-detached residential building
- Strong rental demand – 8 of 9 units occupied
- Steps from Pie-IX & Saint-Michel metro stations
- Annual potential gross revenue: \$135,264
- Low operating expenses (~15% of gross revenue)
- Net operating revenue: \$115,004

CAPITAL SPENDINGS IN RECENT YEARS

- No major renovations disclosed
- No rented equipment reported
- Municipal water & sewage: municipality-serviced

OTHER INFORMATION

- Sale without legal warranty of quality
- Certificate of location available (2020)
- Occupancy: 30 days after accepted promise to purchase
- Deed of sale signature: 30 days PP accepted
- No judicial authorization or repossession

BUILDING DESCRIPTION

General Information

Cadastral number 1 587 952

Municipal Assessment

Municipal Assessment 1 511 000 \$
Municipal Land Assessment 625 400 \$
Municipal Building Assessment 885 600 \$

Construction

Number of Storeys 3
Type of Building Semi-detached
Type of Construction Brick
Year of Construction Unknown
Building size 49,9 x 49,9 pi

Electromechanical System

Heating system –
Hot water –
Water supply Municipal
Sewage system Municipal
Electrical system –

Parking

Type of Parking None
Number of Parking Spaces 0

Area

Land Surface Area 4 487,47 pi²

Building type

Laundry –
Washer/Dryer Inlet –
Appliance –
Responsibility Heating –
Water Responsibility Municipal

Features

Plumbing –
Condition of Roof –
Condition of Doors –
Condition of Balconies –
Concierge Agreement –
Intercom and Doorbell –
Heating system –
Hot Water System –
Condition of Windows –
Condition of Kitchens –
Electrical Panels –
Exterior Siding Brick
Condition of Bathrooms –
Environmental Report –
Floor Covering –

INCOME & EXPENSES

Revenue

	Yearly	% /GR	RPU (m)
Residential	135 264 \$	100 %	1 252 \$
Affordable Res	—		
Commercial	—		
Lockers	—		
Parking	—		
Laundry	—		
Other Revenues	—		
Total Revenues	135 264 \$	100 %	1 252 \$
Vac. / Bad debt (0%)	—	0 %	—
EGR	135 264 \$	100 %	1 252 \$

Expenses

	Yearly	% OF EGR	CPU (Y)
Taxes Municipales	9 829 \$	7,3 %	91 \$
Taxes Scolaires	1 251 \$	0,9 %	12 \$
Insurance	9 180 \$	6,8 %	85 \$
Electricity	—		
Heating	—		
Heating	—		
Snow Removal	—		
Elevator	—		
Lawn	—		
Structural Reserve	—		
Janitor	—		
Maintenance	—		
Appliances	—		
WiFi	—		
Heat Pump	—		
Administration	—		
Total Expenses	20 260 \$	15,0 %	188\$
Net Revenue	115004\$	85,0%	1065\$

Financing

	Current
Maximum loan amount	1 612 500 \$
Financing CAP	7,13 %
Debt coverage ratio	1,61
Interest Rate	3,75 %
Amortization	50 ans
Term	5 ans

Treasury

	Current
Net Revenue	115 004 \$
Annual Hypo Payment	71 460 \$
Liquidity after hypo	43 544 \$

Return on Investment

Down Payment (25%)	537 500 \$
Cash on cash return	8,10 %
Return on liquidity + capitalization	—

Key Indicators

CPU	GIM	NIM	CAP
238 889 \$	15,89	18,70	5,35 %

PROPERTY PHOTOS



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