



**Ze Min Yi**, Certified Real Estate Broker  
**IMMO PRESTIGE INTERNATIONAL INC.**  
 Real Estate Agency  
 759, Square Victoria #303  
 Montréal (QC) H2Y 2J7

514-865-3838

info@immoprestige.ca

Centris® No. 22852640 (Active)



**\$3,500,000**

**2035 Av. Bourbonnière**  
**Mercier/Hochelaga-Maisonneuve (Montréal)**  
**H1W 3N8**

**Region** Montréal  
**Neighbourhood** Hochelaga-Maisonneuve

<b>Property Type</b>	12plex	<b>Year Built</b>	2005
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$1,887,700
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$1,887,700 (2017)
<b>Building Size</b>	73.13 X 78 m irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	No
<b>Lot Area</b>	507.4 sqm	<b>File Number</b>	
<b>Cadastre</b>	1880371, 3336967	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	90 days PP Accepted

**Monthly Revenues (residential) - 12 unit(s)**

**Apt. No.** 1      **End of Lease** 2018-06-30  
**No. of Rooms** 3      **Monthly Rent** \$680  
**No. of Bedrooms** 1      **Rental Value**  
**No. Bath/PR** 1+0      **Features**  
**Washer/Dryer (inst.)** Yes      **No. of Parking Spaces**

**Apt. No.** 2      **End of Lease** 2018-06-30  
**No. of Rooms** 3      **Monthly Rent** \$700  
**No. of Bedrooms** 1      **Rental Value**  
**No. Bath/PR** 1+0      **Features**  
**Washer/Dryer (inst.)** Yes      **No. of Parking Spaces**

**Apt. No.** 3      **End of Lease** 2018-06-30  
**No. of Rooms** 3      **Monthly Rent** \$720  
**No. of Bedrooms** 1      **Rental Value**  
**No. Bath/PR** 1+0      **Features**  
**Washer/Dryer (inst.)** Yes      **No. of Parking Spaces**

**Apt. No.** 4      **End of Lease** 2018-06-30  
**No. of Rooms** 4      **Monthly Rent** \$825  
**No. of Bedrooms** 2      **Rental Value**

No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 5 End of Lease 2018-06-30  
No. of Rooms 4 Monthly Rent \$850  
No. of Bedrooms 2 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 6 End of Lease 2018-06-30  
No. of Rooms 4 Monthly Rent \$820  
No. of Bedrooms 2 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 7 End of Lease 2018-06-30  
No. of Rooms 4 Monthly Rent \$820  
No. of Bedrooms 2 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 8 End of Lease 2018-06-30  
No. of Rooms 4 Monthly Rent \$825  
No. of Bedrooms 2 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 9 End of Lease 2018-06-30  
No. of Rooms 4 Monthly Rent \$825  
No. of Bedrooms 2 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 10 End of Lease 2018-06-30  
No. of Rooms 5 Monthly Rent \$1,100  
No. of Bedrooms 3 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 11 End of Lease 2018-06-30  
No. of Rooms 5 Monthly Rent \$995  
No. of Bedrooms 3 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 12 End of Lease 2018-06-30  
No. of Rooms 5 Monthly Rent \$985  
No. of Bedrooms 3 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Annual Potential Gross Revenue \$121,740 (2017-12-01)

**Other monthly revenues - 1 unit(s)**

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Parking/Garages	1	1	\$1,553		
<b>Annual Potential Gross Revenue</b>			\$18,636 (2017-12-01)		

**Features**

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>		<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>		<b>Parking</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>		<b>Lot</b>
<b>Heating System</b>		<b>Topography</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>		<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>
<b>Equipment/Services</b>		<b>Occupancy</b>

**Inclusions****Exclusions****Broker - Remarks**

12plex located in an emerging area near the Place Valois, 10 minutes walk from the metro Joliette and easy access to highways 720 and Jacques Cartier Bridge. Near the attractions: Botanical Garden, Cineplex, Olympic Stadium, Parc Maisonneuve.

**Addendum**

Close to commerce, education, health and leisure services, just 4 minutes walk from Super C supermarket and 10 minutes from Maisonneuve Market, within walking distance of services and amenities on Ontario Street (pharmacy, parks, restaurants and cafes).

**Sale without legal warranty of quality, at the buyer's risk****Seller's Declaration**

No

**Source**

IMMO PRESTIGE INTERNATIONAL INC., Real Estate Agency

**Notice of disclosure**

Yes

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.

## Financial Summary

2035 Av. Bourbonnière Mercier/Hochelaga-Maisonneuve (Montréal) H1W 3N8

<p><b>Potential Gross Revenue (2017-12-01)</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Residential</td> <td style="text-align: right;">\$123,504</td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td style="text-align: right;">\$18,636</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>\$142,140</b></td> </tr> </table> <p><b>Vacancy Rate and Bad Debt</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Residential</td> <td></td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td></td> </tr> </table> <p><b>Effective Gross Revenue</b> <span style="float: right;"><b>\$142,140</b></span></p> <p><b>Operating Expenses</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Municipal Taxes (2017)</td> <td style="text-align: right;">\$16,574</td> </tr> <tr> <td>School Taxes (2017)</td> <td style="text-align: right;">\$3,366</td> </tr> <tr> <td>Infrastructure Taxes</td> <td></td> </tr> <tr> <td>Business Taxes</td> <td></td> </tr> <tr> <td>Water Taxes</td> <td></td> </tr> <tr> <td>Energy - Electricity</td> <td style="text-align: right;">\$1,961</td> </tr> <tr> <td>Energy - Heating oil</td> <td></td> </tr> <tr> <td>Energy - Gas</td> <td></td> </tr> <tr> <td>Elevator(s)</td> <td></td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">\$734</td> </tr> <tr> <td>Cable (TV)</td> <td></td> </tr> <tr> <td>Superintendent</td> <td style="text-align: right;">\$800</td> </tr> <tr> <td>Sanitary Container</td> <td></td> </tr> <tr> <td>Snow Removal</td> <td></td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>Equipment (Rental)</td> <td></td> </tr> <tr> <td>Common Expenses</td> <td></td> </tr> <tr> <td>Management/Administration</td> <td></td> </tr> <tr> <td>Garbage</td> <td></td> </tr> <tr> <td>Lawn</td> <td></td> </tr> <tr> <td>Advertising</td> <td></td> </tr> <tr> <td>Security</td> <td></td> </tr> <tr> <td>Recovery of expenses</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>\$23,435</b></td> </tr> </table> <p><b>Net Operating Revenue</b> <span style="float: right;"><b>\$118,705</b></span></p>	Residential	\$123,504	Commercial		Parking/Garages	\$18,636	Other		<b>Total</b>	<b>\$142,140</b>	Residential		Commercial		Parking/Garages		Other		<b>Total</b>		Municipal Taxes (2017)	\$16,574	School Taxes (2017)	\$3,366	Infrastructure Taxes		Business Taxes		Water Taxes		Energy - Electricity	\$1,961	Energy - Heating oil		Energy - Gas		Elevator(s)		Insurance	\$734	Cable (TV)		Superintendent	\$800	Sanitary Container		Snow Removal		Maintenance		Equipment (Rental)		Common Expenses		Management/Administration		Garbage		Lawn		Advertising		Security		Recovery of expenses		<b>Total</b>	<b>\$23,435</b>	<p><b>Residential</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: right;">Number</th> </tr> </thead> <tbody> <tr> <td>3 ½</td> <td style="text-align: right;">3</td> </tr> <tr> <td>4 ½</td> <td style="text-align: right;">6</td> </tr> <tr> <td>5 ½</td> <td style="text-align: right;">3</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>12</b></td> </tr> </tbody> </table> <p><b>Commercial</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: right;">Number</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table> <p><b>Others</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type</th> <th style="text-align: right;">Number</th> </tr> </thead> <tbody> <tr> <td>Parking/Garages</td> <td style="text-align: right;">1</td> </tr> </tbody> </table>	Type	Number	3 ½	3	4 ½	6	5 ½	3	<b>Total</b>	<b>12</b>	Type	Number			Type	Number	Parking/Garages	1
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Frontage



Living room



Kitchen



Bedroom



Bathroom



Balcony



Parking



Living room