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 Real Estate Agency
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Centris® No. 20013510 (Active)



\$2,500,000

1616-1626 Rue Alexandre-DeSève
Ville-Marie (Montréal)
H2L 2V6

Region Montréal

Neighbourhood Village

Near

Body of Water

Property Type	6 Plex	Year Built	Unknown
Property Use	Residential only	Lot Assessment	\$767,867
Building Type	Attached	Building Assessment	
Total Number of Floors		Total Assessment	\$767,867 (2017)
Building Size	12.62 X 20 m	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	12.62 X 34.92 m irr	Certificate of Location	Yes (2000)
Lot Area	442.4 sqm	File Number	
Cadastre	1567520	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 6 unit(s)

Apt. No. 1 **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.) **No. of Parking Spaces**

Apt. No. 2 **End of Lease** 2018-06-30
No. of Rooms 6 **Monthly Rent** \$2,000
No. of Bedrooms 3 **Rental Value**
No. Bath/PR 2+1 **Features**
Washer/Dryer (inst.) **No. of Parking Spaces**

Apt. No. 3 **End of Lease** 2018-06-30
No. of Rooms 3 **Monthly Rent** \$705
No. of Bedrooms 1 **Rental Value**
No. Bath/PR 1+0 **Features**
Washer/Dryer (inst.) **No. of Parking Spaces**

Apt. No. 4 **End of Lease** 2018-06-30
No. of Rooms 3 **Monthly Rent** \$650
No. of Bedrooms 1 **Rental Value**

No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	5	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$900
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	6	End of Lease	2018-06-30
No. of Rooms	4	Monthly Rent	\$1,070
No. of Bedrooms	2	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Annual Potential Gross Revenue		\$72,300	(2017-12-01)

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

Inclusions

Exclusions

Broker - Remarks
6 Plex in the heart of the Village. Excellent location 5 minutes from Papineau metro station, 10 minutes from Notre-Dame hospital and La Fontaine park. Close to restaurants, downtown Montreal.

Addendum
This 6 Plex is a great investment with a lot of potential. Major renovations: insulation, strengthen the structure, the plumber and electricity, the extension of the terrace.

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

Seller's Declaration No

Source **Notice of disclosure** Yes
IMMO PRESTIGE INTERNATIONAL INC., Real Estate Agency

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

1616-1626 Rue Alexandre-DeSève Ville-Marie (Montréal) H2L 2V6

Potential Gross Revenue (2017-12-01)		Residential	
Residential	\$72,300	Type	Number
Commercial		3 ½	4
Parking/Garages		4 ½	1
Other		6 ½	1
Total	\$72,300	Total	6
Vacancy Rate and Bad Debt		Commercial	
Residential		Type	Number
Commercial			
Parking/Garages		Others	
Other		Type	Number
Total			
Effective Gross Revenue	\$72,300		
Operating Expenses			
Municipal Taxes (2017)	\$5,139		
School Taxes (2017)	\$1,790		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$6,322		
Cable (TV)			
Superintendent	\$134		
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$13,385		
Net Operating Revenue	\$58,915		



Frontage



Bedroom



Dining room



Overall view



Overall view



Living room



Kitchen



Bedroom