



**Ze Min Yi**, Certified Real Estate Broker  
**IMMO PRESTIGE INTERNATIONAL INC.**  
 Real Estate Agency  
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**Centris® No.** 23231564 (Active)



**\$3,200,000**

**2045 Av. Bourbonnière**  
**Mercier/Hochelaga-Maisonneuve (Montréal)**  
**H1W 3N8**

**Region** Montréal  
**Neighbourhood** Hochelaga-Maisonneuve  
**Near**  
**Body of Water**

<b>Property Type</b>	12plex	<b>Year Built</b>	2005
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$1,607,033
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$1,607,033 (2017)
<b>Building Size</b>	24.92 X 23.77 m irr		
<b>Living Area</b>			
<b>Building Area</b>			
<b>Lot Size</b>		<b>Certificate of Location</b>	Yes (2005)
<b>Lot Area</b>	470.4 sqm	<b>File Number Occupancy</b>	According to the leases
<b>Cadastre</b>	3336966	<b>Deed of Sale Signature</b>	90 days PP Accepted
<b>Zoning</b>	Residential		

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

**Apt. No.** 1      **End of Lease** 2018-06-30  
**No. of Rooms** 4      **Monthly Rent** \$757  
**No. of Bedrooms** 3      **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** 4      **Monthly Rent** \$757  
**No. of Bedrooms** 3      **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** 4      **Monthly Rent** \$757  
**No. of Bedrooms** 3      **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** \$774  
**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 \$858  
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 \$774  
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 \$757  
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 \$900  
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 \$846  
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 \$1,006  
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 \$1,007  
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 \$1,002  
No. of Bedrooms 3 Rental Value  
No. Bath/PR 1+0 Features  
Washer/Dryer (inst.) Yes No. of Parking Spaces

Annual Potential Gross Revenue \$122,340 (2017-12-01)

**Features****Sewage System**

Municipality

**Water Supply**

Municipality

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

Yes

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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

2045 Av. Bourbonnière Mercier/Hochelaga-Maisonneuve (Montréal) H1W 3N8

<b>Potential Gross Revenue (2017-12-01)</b>		<b>Residential</b>	
Residential	\$122,340	<b>Type</b>	<b>Number</b>
Commercial		4 ½	9
Parking/Garages		5 ½	3
Other		<b>Total</b>	<b>12</b>
<b>Total</b>	<b>\$122,340</b>		
<b>Vacancy Rate and Bad Debt</b>			
Residential			
Commercial			
Parking/Garages			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$122,340</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2017)	\$14,110		
School Taxes (2017)	\$2,866		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$989		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$3,319		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance	\$946		
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$22,230</b>		
<b>Net Operating Revenue</b>	<b>\$100,110</b>		



Frontage



Living room



Bathroom



Kitchen



Bedroom



Balcony



Parking



Hall