

December 2011 - Multiplexes for sale in Montreal - 10 to 19 units (Analysis with mortgage rate 4%, 30 years)

Décembre 2011 - Multiplexes à vendre à Montréal - 10-19 unités (Analyse avec Taux hypothécaire 4%, 30 années)

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#	Area	Asking Price	Resid. Units	Comm. Units	Potential Income Year	Times income asking price	Expenses & Taxes	20% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Year Cap Rate	Coments
88	Le Sud Ouest	\$799,000	10	0	\$63,480	12.59	\$11,500	\$159,800	\$36,620	\$639,200	\$15,360	9.6%	6.5%	
109	L'Île Biz/Geneviève	\$840,000	10	0	\$71,280	11.78	\$16,389	\$168,000	\$38,499	\$672,000	\$16,392	9.8%	6.5%	
110	Mercier/Hochelaga	\$875,000	10	0	\$72,360	12.09	\$7,598	\$175,000	\$40,103	\$700,000	\$24,659	14.1%	7.4%	
167	Montréal Nord	\$789,000	10	0	\$71,100	11.10	\$15,347	\$157,800	\$36,161	\$631,200	\$19,592	12.4%	7.1%	
226	RDP/PAT	\$988,800	10	0	\$73,200	13.51	\$5,863	\$197,760	\$45,319	\$791,040	\$22,018	11.1%	6.8%	
63	Lachine	\$999,000	10	1	\$105,300	9.49	\$34,081	\$199,800	\$45,786	\$799,200	\$25,433	12.7%	7.1%	
102	Le Sud Ouest	\$1,225,000	10	2	\$86,532	14.16	\$13,346	\$245,000	\$56,144	\$980,000	\$17,042	7.0%	6.0%	
250	Rosemont	\$699,000	10	4	\$77,604	9.01	\$26,085	\$139,800	\$32,036	\$559,200	\$19,483	13.9%	7.4%	
3	Ahuntsic	\$945,000	11	0	\$80,520	11.74	\$22,270	\$189,000	\$43,311	\$756,000	\$14,939	7.9%	6.2%	
7	Ahuntsic	\$839,000	11	0	\$65,880	12.74	\$13,458	\$167,800	\$38,453	\$671,200	\$13,969	8.3%	6.2%	
12	Ahuntsic	\$884,000	11	0	\$68,364	12.93	\$21,368	\$176,800	\$40,515	\$707,200	\$6,481	3.7%	5.3%	
13	Ahuntsic	\$884,000	11	0	\$63,756	13.87	\$21,321	\$176,800	\$40,515	\$707,200	\$1,920	1.1%	4.8%	
14	Ahuntsic	\$884,000	11	0	\$70,284	12.58	\$22,245	\$176,800	\$40,515	\$707,200	\$7,524	4.3%	5.4%	
26	Anjou	\$739,000	11	0	\$54,312	13.61	\$9,046	\$147,800	\$33,870	\$591,200	\$11,396	7.7%	6.1%	
163	Montréal Nord	\$929,000	11	0	\$70,320	13.21	\$10,942	\$185,800	\$42,578	\$743,200	\$16,800	9.0%	6.4%	
222	RDP/PAT	\$799,000	11	0	\$44,592	17.92	\$8,641	\$159,800	\$36,620	\$639,200	-\$669	-0.4%	4.5%	
234	Rosemont	\$989,000	11	0	\$58,500	16.91	\$11,794	\$197,800	\$45,328	\$791,200	\$1,378	0.7%	4.7%	
318	Villeray/S Michel	\$1,079,000	11	0	\$69,900	15.44	\$22,088	\$215,800	\$49,453	\$863,200	-\$1,641	-0.8%	4.4%	
252	Rosemont	\$1,225,000	11	1	\$85,140	14.39	\$21,330	\$245,000	\$56,144	\$980,000	\$7,666	3.1%	5.2%	
79	Le Plateau M Royal	\$1,440,000	12	0	\$95,472	15.08	\$13,457	\$288,000	\$65,998	\$1,152,000	\$16,017	5.6%	5.7%	Incomplete expenses
159	Montréal Nord	\$789,000	12	0	\$74,772	10.55	\$21,371	\$157,800	\$36,161	\$631,200	\$17,240	10.9%	6.8%	
166	Montréal Nord	\$745,000	12	0	\$70,620	10.55	\$19,131	\$149,000	\$34,145	\$596,000	\$17,344	11.6%	6.9%	
260	S Laurent	\$999,000	12	0	\$75,144	13.29	\$14,188	\$199,800	\$45,786	\$799,200	\$15,170	7.6%	6.1%	
301	Villeray/S Michel	\$995,000	12	0	\$78,900	12.61	\$9,633	\$199,000	\$45,603	\$796,000	\$23,664	11.9%	7.0%	
339	Villeray/S Michel	\$689,000	12	0	\$66,480	10.36	\$18,255	\$137,800	\$31,578	\$551,200	\$16,647	12.1%	7.0%	Incomplete expenses
136	Mercier/Hochelaga	\$659,000	12	1	\$85,620	7.70	\$27,823	\$131,800	\$30,203	\$527,200	\$27,594	20.9%	8.8%	
190	Montréal Nord	\$850,000	12	3	\$131,400	6.47	\$45,628	\$170,000	\$38,957	\$680,000	\$46,815	27.5%	10.1%	

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157	Montréal Nord	\$1,375,000	12	10	\$134,820	10.20	\$49,529	\$275,000	\$63,019	\$1,100,000	\$22,272	8.1%	6.2%	
36	CDN/NDG	\$1,490,000	13	0	\$96,720	15.41	\$36,657	\$298,000	\$68,289	\$1,192,000	-\$8,226	-2.8%	4.0%	
41	CDN/NDG	\$1,500,000	13	0	\$94,344	15.90	\$37,754	\$300,000	\$68,748	\$1,200,000	-\$12,158	-4.1%	3.8%	
213	Pierrefonds	\$1,189,000	13	0	\$105,468	11.27	\$25,499	\$237,800	\$54,494	\$951,200	\$25,475	10.7%	6.7%	
45	CDN/NDG	\$1,575,000	14	0	\$134,112	11.74	\$38,915	\$315,000	\$72,185	\$1,260,000	\$23,012	7.3%	6.0%	
342	Villeray/S Michel	\$999,000	14	0	\$67,632	14.77	\$22,974	\$199,800	\$45,786	\$799,200	-\$1,128	-0.6%	4.5%	
294	Ville Marie	\$1,350,000	14	3	\$117,648	11.47	\$34,203	\$270,000	\$61,873	\$1,080,000	\$21,572	8.0%	6.2%	
15	Ahuntsic	\$1,190,000	15	0	\$97,680	12.18	\$13,078	\$238,000	\$54,540	\$952,000	\$30,062	12.6%	7.1%	
16	Ahuntsic	\$1,250,000	15	0	\$93,120	13.42	\$19,897	\$250,000	\$57,290	\$1,000,000	\$15,933	6.4%	5.9%	
31	CDN/NDG	\$2,599,000	15	0	\$137,208	18.94	\$33,954	\$519,800	\$119,117	\$2,079,200	-\$15,863	-3.1%	4.0%	
51	Lachine	\$849,000	15	0	\$102,300	8.30	\$38,019	\$169,800	\$38,911	\$679,200	\$25,370	14.9%	7.6%	Rooming house
174	Montréal Nord	\$1,149,000	15	0	\$115,776	9.92	\$29,767	\$229,800	\$52,661	\$919,200	\$33,348	14.5%	7.5%	
189	Montréal Nord	\$1,129,000	15	0	\$110,844	10.19	\$33,912	\$225,800	\$51,744	\$903,200	\$25,188	11.2%	6.8%	
274	Verdun/Île Soeurs	\$1,200,000	15	0	\$93,900	12.78	\$24,924	\$240,000	\$54,998	\$960,000	\$13,978	5.8%	5.7%	
287	Ville Marie	\$1,875,000	15	0	\$114,420	16.39	\$13,190	\$375,000	\$85,935	\$1,500,000	\$15,295	4.1%	5.4%	
288	Ville Marie	\$1,875,000	15	0	\$113,100	16.58	\$18,803	\$375,000	\$85,935	\$1,500,000	\$8,362	2.2%	5.0%	
338	Villeray/S Michel	\$679,000	15	0	\$76,200	8.91	\$20,551	\$135,800	\$31,120	\$543,200	\$24,529	18.1%	8.2%	
37	CDN/NDG	\$1,300,000	16	0	\$103,020	12.62	\$34,523	\$260,000	\$59,581	\$1,040,000	\$8,916	3.4%	5.3%	
94	Le Sud Ouest	\$1,849,000	16	0	\$127,200	14.54	\$16,578	\$369,800	\$84,743	\$1,479,200	\$25,879	7.0%	6.0%	
123	Mercier/Hochelaga	\$1,469,000	16	0	\$109,020	13.47	\$17,060	\$293,800	\$67,327	\$1,175,200	\$24,633	8.4%	6.3%	
145	Mercier/Hochelaga	\$850,000	16	0	\$101,520	8.37	\$23,575	\$170,000	\$38,957	\$680,000	\$38,988	22.9%	9.2%	
228	Rosemont	\$929,000	16	0	\$103,092	9.01	\$21,307	\$185,800	\$42,578	\$743,200	\$39,207	21.1%	8.8%	
232	Rosemont	\$1,095,000	16	0	\$86,136	12.71	\$20,940	\$219,000	\$50,186	\$876,000	\$15,010	6.9%	6.0%	
254	Rosemont	\$1,795,000	16	0	\$139,440	12.87	\$29,850	\$359,000	\$82,268	\$1,436,000	\$27,322	7.6%	6.1%	
320	Villeray/S Michel	\$1,550,000	16	0	\$97,380	15.92	\$13,220	\$310,000	\$71,039	\$1,240,000	\$13,121	4.2%	5.4%	
126	Mercier/Hochelaga	\$1,900,000	16	7	\$129,300	14.69	\$34,022	\$380,000	\$87,081	\$1,520,000	\$8,197	2.2%	5.0%	
33	CDN/NDG	\$1,555,600	17	0	\$147,000	10.58	\$48,584	\$311,120	\$71,296	\$1,244,480	\$27,120	8.7%	6.3%	

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296	Ville Marie	\$1,898,000	17	0	\$146,040	13.00	\$30,155	\$379,600	\$86,989	\$1,518,400	\$28,896	7.6%	6.1%	
35	CDN/NDG	\$1,480,000	18	0	\$135,600	10.91	\$46,000	\$296,000	\$87,831	\$1,184,000	\$21,769	7.4%	6.1%	
212	Pierrefonds	\$2,449,000	18	0	\$151,320	16.18	\$27,089	\$489,800	\$112,242	\$1,959,200	\$11,989	2.4%	5.1%	
312	Villeray/S Michel	\$1,800,000	18	0	\$136,236	13.21	\$49,650	\$360,000	\$82,497	\$1,440,000	\$4,089	1.1%	4.8%	
42	CDN/NDG	\$2,300,000	19	0	\$142,356	16.16	\$34,331	\$460,000	\$105,413	\$1,840,000	\$2,612	0.6%	4.7%	