

December 2011 - Multiplexes for sale in Montreal - 20+ units (Analysis with mortgage rate 4%, 30 years)

Décembre 2011 - Multiplexes à vendre à Montréal - 20+ 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
17	Ahuntsic	\$1,390,000	20	0	\$134,160	10.36	\$56,851	\$278,000	\$63,706	\$1,112,000	\$13,603	4.9%	5.6%	
32	CDN/NDG	\$1,825,000	20	0	\$147,096	12.41	\$59,812	\$365,000	\$83,643	\$1,460,000	\$3,641	1.0%	4.8%	
39	CDN/NDG	\$2,395,000	20	0	\$181,692	13.18	\$47,854	\$479,000	\$109,767	\$1,916,000	\$24,071	5.0%	5.6%	
298	Ville Marie	\$2,495,000	21	1	\$193,056	12.92	\$32,981	\$499,000	\$114,351	\$1,996,000	\$45,724	9.2%	6.4%	
30	CDN/NDG	\$2,400,000	21	4	\$226,056	10.62	\$95,419	\$480,000	\$109,996	\$1,920,000	\$20,641	4.3%	5.4%	
5	Ahuntsic	\$1,470,000	22	0	\$162,528	9.04	\$41,358	\$294,000	\$67,373	\$1,176,000	\$53,797	18.3%	8.2%	
6	Ahuntsic	\$1,700,000	22	0	\$154,980	10.97	\$51,723	\$340,000	\$77,914	\$1,360,000	\$25,343	7.5%	6.1%	
69	LaSalle	\$1,550,000	22	0	\$138,000	11.23	\$43,456	\$310,000	\$71,039	\$1,240,000	\$23,505	7.6%	6.1%	
71	LaSalle	\$1,775,000	22	0	\$169,920	10.45	\$39,961	\$355,000	\$81,352	\$1,420,000	\$48,607	13.7%	7.3%	
329	Villeray/S Michel	\$1,650,000	22	0	\$123,060	13.41	\$35,828	\$330,000	\$75,623	\$1,320,000	\$11,609	3.5%	5.3%	
56	Lachine	\$2,285,000	23	0	\$157,740	14.49	\$45,025	\$457,000	\$104,726	\$1,828,000	\$7,989	1.7%	4.9%	
137	Mercier/Hochelaga	\$1,850,000	23	0	\$172,500	10.72	\$38,940	\$370,000	\$84,789	\$1,480,000	\$48,771	13.2%	7.2%	
278	Verdun/Île Soeurs	\$724,000	23	0	\$109,440	6.62	\$25,357	\$144,800	\$33,182	\$579,200	\$50,901	35.2%	11.6%	
58	Lachine	\$1,650,000	24	0	\$164,664	10.02	\$48,223	\$330,000	\$75,623	\$1,320,000	\$40,818	12.4%	7.1%	
67	Lachine	\$1,939,000	24	0	\$183,840	10.55	\$71,115	\$387,800	\$88,868	\$1,551,200	\$23,857	6.2%	5.8%	
135	Mercier/Hochelaga	\$3,800,000	24	0	\$310,200	12.25	\$250,610	\$760,000	\$174,161	\$3,040,000	-\$114,571	-15.1%	1.6%	Retirement home
29	CDN/NDG	\$2,950,000	25	0	\$210,396	14.02	\$45,907	\$590,000	\$135,204	\$2,360,000	\$29,285	5.0%	5.6%	
47	CDN/NDG	\$1,650,000	25	0	\$163,680	10.08	\$60,433	\$330,000	\$75,623	\$1,320,000	\$27,624	8.4%	6.3%	
48	CDN/NDG	\$1,650,000	25	0	\$173,760	9.50	\$58,125	\$330,000	\$75,623	\$1,320,000	\$40,012	12.1%	7.0%	
313	Villeray/S Michel	\$1,925,000	26	0	\$150,348	12.80	\$33,947	\$385,000	\$88,226	\$1,540,000	\$28,175	7.3%	6.0%	
322	Villeray/S Michel	\$1,820,000	26	0	\$154,380	11.79	\$32,282	\$364,000	\$83,414	\$1,456,000	\$38,684	10.6%	6.7%	
244	Rosemont	\$1,730,000	27	0	\$179,460	9.64	\$32,921	\$346,000	\$79,289	\$1,384,000	\$67,250	19.4%	8.5%	
165	Montréal Nord	\$1,735,000	28	0	\$176,340	9.84	\$47,280	\$347,000	\$79,518	\$1,388,000	\$49,542	14.3%	7.4%	
78	Le Plateau M Royal	\$3,250,000	29	0	\$229,800	14.14	\$65,705	\$650,000	\$148,954	\$2,600,000	\$15,141	2.3%	5.0%	
192	Montréal Nord	\$989,000	29	0	\$106,740	9.27	\$23+24212+3	\$197,800	\$45,328	\$791,200	#VALUE!	#VALUE!	#VALUE!	
59	Lachine	\$1,650,000	30	0	\$191,208	8.63	\$84,690	\$330,000	\$75,623	\$1,320,000	\$30,895	9.4%	6.5%	
206	Montréal Ouest	\$2,880,000	30	0	\$228,348	12.61	\$63,974	\$576,000	\$131,996	\$2,304,000	\$32,378	5.6%	5.7%	

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211	Pierrefonds	\$5,499,000	30	0	\$321,120	17.12	\$64,105	\$1,099,800	\$252,029	\$4,399,200	\$4,986	0.5%	4.7%	
19	Ahuntsic	\$2,250,000	31	0	\$214,056	10.51	\$64,446	\$450,000	\$103,122	\$1,800,000	\$46,488	10.3%	6.6%	
214	Pointe Claire	\$2,334,700	31	0	\$244,296	9.56	\$104,398	\$466,940	\$107,004	\$1,867,760	\$32,894	7.0%	6.0%	
43	CDN/NDG	\$4,750,000	33	0	\$399,216	11.90	\$154,386	\$950,000	\$217,701	\$3,800,000	\$27,129	2.9%	5.2%	
215	Pointe Claire	\$2,487,800	34	0	\$264,756	9.40	\$131,956	\$497,560	\$114,021	\$1,990,240	\$18,779	3.8%	5.3%	
216	Pointe Claire	\$2,580,000	34	0	\$255,012	10.12	\$118,602	\$516,000	\$118,246	\$2,064,000	\$18,164	3.5%	5.3%	
237	Rosemont	\$2,500,000	34	0	\$208,920	11.97	\$56,196	\$500,000	\$114,580	\$2,000,000	\$38,144	7.6%	6.1%	
50	Lachine	\$2,800,000	35	0	\$273,144	10.25	\$108,407	\$560,000	\$128,329	\$2,240,000	\$36,408	6.5%	5.9%	
259	S Laurent	\$3,350,000	36	0	\$243,696	13.75	\$46,755	\$670,000	\$153,537	\$2,680,000	\$43,404	6.5%	5.9%	
277	Verdun/Île Soeurs	\$2,990,000	38	0	\$275,700	10.85	\$86,193	\$598,000	\$137,037	\$2,392,000	\$52,470	8.8%	6.3%	
73	LaSalle	\$2,950,000	39	0	\$283,836	10.39	\$117,576	\$590,000	\$135,204	\$2,360,000	\$31,056	5.3%	5.6%	
324	Villeray/S Michel	\$1,350,000	41	2	\$0	#DIV/0!	\$12,080	\$270,000	\$61,873	\$1,080,000	-\$73,953	-27.4%	-0.9%	Incomplete expenses
49	Côte S Luc	\$4,900,000	44	3	\$457,488	10.71	\$147,053	\$980,000	\$224,576	\$3,920,000	\$85,859	8.8%	6.3%	
62	Lachine	\$3,280,000	45	0	\$328,608	9.98	\$100,125	\$656,000	\$150,329	\$2,624,000	\$78,154	11.9%	7.0%	
54	Lachine	\$2,875,000	47	0	\$310,224	9.27	\$97,932	\$575,000	\$131,767	\$2,300,000	\$80,525	14.0%	7.4%	
61	Lachine	\$3,000,000	47	0	\$340,716	8.80	\$129,244	\$600,000	\$137,496	\$2,400,000	\$73,976	12.3%	7.0%	
188	Montréal Nord	\$3,500,000	47	0	\$311,976	11.22	\$85,633	\$700,000	\$160,412	\$2,800,000	\$65,931	9.4%	6.5%	
21	Ahuntsic	\$3,900,000	48	0	\$308,940	12.62	\$57,415	\$780,000	\$178,744	\$3,120,000	\$72,781	9.3%	6.4%	
20	Ahuntsic	\$3,330,000	50	0	\$350,100	9.51	\$133,060	\$666,000	\$152,620	\$2,664,000	\$64,420	9.7%	6.5%	
34	CDN/NDG	\$1,995,000	50	0	\$227,220	8.78	\$64,371	\$399,000	\$91,435	\$1,596,000	\$71,414	17.9%	8.2%	
238	Rosemont	\$1,525,000	53	0	\$230,604	6.61	\$101,604	\$305,000	\$69,894	\$1,220,000	\$59,106	19.4%	8.5%	
261	S Laurent	\$4,400,000	55	0	\$417,804	10.53	\$119,756	\$880,000	\$201,660	\$3,520,000	\$96,388	11.0%	6.8%	
193	Montréal Nord	\$3,375,000	60	0	\$335,772	10.05	\$126,226	\$675,000	\$154,683	\$2,700,000	\$54,863	8.1%	6.2%	
28	CDN/NDG	\$6,000,000	63	0	\$493,344	12.16	\$114,536	\$1,200,000	\$274,991	\$4,800,000	\$103,817	8.7%	6.3%	
258	S Anne de Bellevue	\$8,080,480	79	0	\$690,276	11.71	\$253,132	\$1,616,096	\$370,343	\$6,464,384	\$66,801	4.1%	5.4%	
107	L'Île Biz/Geneviève	\$2,400,000	93	0	\$276,000	8.70	\$74,999	\$480,000	\$109,996	\$1,920,000	\$91,005	19.0%	8.4%	Mobile home park
70	LaSalle	\$8,400,000	98	0	\$765,192	10.98	\$245,075	\$1,680,000	\$384,988	\$6,720,000	\$135,129	8.0%	6.2%	

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			Resid.	Comm.	Potential	Times income	Expenses	20% Down	Year	Mortgage + taxes	Year	Year		
#	Area	Asking Price	Units	Units	Income Year	asking price	& Taxes	Payment	Payment	- downpayment	Balance	Return	Cap Rate	Coments
208	Pierrefonds	\$8,600,000	111	0	\$870,096	9.88	\$304,214	\$1,720,000	\$394,154	\$6,880,000	\$171,728	10.0%	6.6%	