

July 2010 - Multiplexes for sale in Montreal - 10 to 19 units (Analysis with mortgage rate 5%, 30 years)

Juillet 2010 - 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	30% Down Payment	Year Payment	Mortgage + taxes - downpayment	Year Balance	Year Return	Cap Rate	Coments
25	CDN/NDG	\$1,050,000	10	0	\$86,712	12.1	17545	\$315,000	\$47,348	\$735,000	\$21,819	6.9%	6.6%	0
79	Le Sud Ouest	\$1,850,000	10	2	\$44,100	42.0	13315	\$555,000	\$83,422	\$1,295,000	-\$52,637	-9.5%	1.7%	0
89	Mercier/Hochelaga	\$880,000	10	0	\$69,900	12.6	6559	\$264,000	\$39,682	\$616,000	\$23,659	9.0%	7.2%	0
129	Montréal Nord	\$749,000	10	0	\$63,240	11.8	12809	\$224,700	\$33,775	\$524,300	\$16,656	7.4%	6.7%	0
204	Rosemont	\$989,000	10	0	\$88,680	11.2	29958	\$296,700	\$44,597	\$692,300	\$14,125	4.8%	5.9%	0
230	Ville Marie	\$1,850,000	10	0	\$85,752	21.6	13880	\$555,000	\$83,422	\$1,295,000	-\$11,550	-2.1%	3.9%	Incomplete expenses
239	Ville Marie	\$2,625,000	10	0	\$54,600	48.1	35158	\$787,500	\$118,369	\$1,837,500	-\$98,927	-12.6%	0.7%	0
260	Villeray/S Michel	\$969,000	10	0	\$70,020	13.8	12590	\$290,700	\$43,695	\$678,300	\$13,735	4.7%	5.9%	0
240	Ville Marie	\$1,159,000	11	0	\$102,900	11.3	10132	\$347,700	\$52,263	\$811,300	\$40,505	11.6%	8.0%	0
276	Villeray/S Michel	\$899,000	11	0	\$77,880	11.5	21415	\$269,700	\$40,539	\$629,300	\$15,926	5.9%	6.3%	0
1	Ahuntsic	\$945,000	12	0	\$82,068	11.5	12665	\$283,500	\$42,613	\$661,500	\$26,790	9.4%	7.3%	0
26	CDN/NDG	\$1,070,000	12	0	\$78,576	13.6	17837	\$321,000	\$48,250	\$749,000	\$12,489	3.9%	5.7%	0
51	Lachine	\$1,590,000	12	2	\$111,912	14.2	18422	\$477,000	\$71,698	\$1,113,000	\$21,792	4.6%	5.9%	0
63	Le Plateau M Royal	\$2,600,000	12	0	\$248,400	10.5	17943	\$780,000	\$117,242	\$1,820,000	\$113,215	14.5%	8.9%	0
97	Mercier/Hochelaga	\$1,159,000	12	2	\$106,740	10.9	20672	\$347,700	\$52,263	\$811,300	\$33,805	9.7%	7.4%	0
102	Mercier/Hochelaga	\$895,000	12	1	\$103,380	8.7	35876	\$268,500	\$40,358	\$626,500	\$27,146	10.1%	7.5%	0
106	Mercier/Hochelaga	\$1,799,000	12	0	\$131,100	13.7	28354	\$539,700	\$81,122	\$1,259,300	\$21,624	4.0%	5.7%	0
123	Montréal Nord	\$1,149,000	12	0	\$81,780	14.0	11927	\$344,700	\$51,812	\$804,300	\$18,041	5.2%	6.1%	0
150	Montréal Nord	\$789,000	12	0	\$52,236	15.1	8657	\$236,700	\$35,578	\$552,300	\$8,001	3.4%	5.5%	Incomplete expenses
161	Montréal Nord	\$925,000	12	3	\$129,300	7.2	38561	\$277,500	\$41,711	\$647,500	\$49,028	17.7%	9.8%	0
209	Rosemont	\$1,526,000	12	0	\$118,584	12.9	32645	\$457,800	\$68,812	\$1,068,200	\$17,127	3.7%	5.6%	0
223	Verdun/Île Soeurs	\$1,350,000	12	0	\$97,320	13.9	13346	\$405,000	\$60,876	\$945,000	\$23,098	5.7%	6.2%	0
266	Villeray/S Michel	\$975,000	12	2	\$115,668	8.4	42762	\$292,500	\$43,966	\$682,500	\$28,940	9.9%	7.5%	0
271	Villeray/S Michel	\$929,000	12	0	\$60,480	15.4	16275	\$278,700	\$41,891	\$650,300	\$2,314	0.8%	4.8%	0
272	Villeray/S Michel	\$1,049,000	12	0	\$89,544	11.7	16824	\$314,700	\$47,303	\$734,300	\$25,417	8.1%	6.9%	0
23	CDN/NDG	\$1,399,000	13	0	\$121,200	11.5	33494	\$419,700	\$63,085	\$979,300	\$24,621	5.9%	6.3%	0
24	CDN/NDG	\$1,299,000	13	0	\$107,820	12.0	33360	\$389,700	\$58,576	\$909,300	\$15,884	4.1%	5.7%	0
141	Montréal Nord	\$2,330,000	13	9	\$233,760	10.0	67081	\$699,000	\$105,067	\$1,631,000	\$61,612	8.8%	7.2%	0
175	RDP/PAT	\$1,350,000	13	5	\$138,144	9.8	28274	\$405,000	\$60,876	\$945,000	\$48,994	12.1%	8.1%	0
100	Mercier/Hochelaga	\$930,000	14	0	\$93,888	9.9	11188	\$279,000	\$41,937	\$651,000	\$40,763	14.6%	8.9%	0

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143	Montréal Nord	\$985,000	14	0	\$85,656	11.5	20810	\$295,500	\$44,417	\$689,500	\$20,429	6.9%	6.6%	0
284	Villeray/S Michel	\$699,000	14	0	\$64,260	10.9	21555	\$209,700	\$31,520	\$489,300	\$11,185	5.3%	6.1%	0
21	CDN/NDG	\$829,000	15	0	\$88,704	9.3	22863	\$248,700	\$37,382	\$580,300	\$28,459	11.4%	7.9%	0
80	Le Sud Ouest	\$1,200,000	15	4	\$139,692	8.6	39908	\$360,000	\$54,112	\$840,000	\$45,672	12.7%	8.3%	0
124	Montréal Nord	\$899,000	15	0	\$87,480	10.3	19443	\$269,700	\$40,539	\$629,300	\$27,498	10.2%	7.6%	0
160	Montréal Nord	\$1,050,000	15	0	\$113,916	9.2	31976	\$315,000	\$47,348	\$735,000	\$34,592	11.0%	7.8%	0
228	Verdun/Île Soeurs	\$999,000	15	0	\$84,108	11.9	18376	\$299,700	\$45,048	\$699,300	\$20,684	6.9%	6.6%	0
258	Villeray/S Michel	\$629,000	15	0	\$64,800	9.7	18695	\$188,700	\$28,364	\$440,300	\$17,741	9.4%	7.3%	0
273	Villeray/S Michel	\$799,000	15	0	\$75,120	10.6	22882	\$239,700	\$36,029	\$559,300	\$16,209	6.8%	6.5%	0
62	Le Plateau M Royal	\$1,890,000	16	0	\$147,480	12.8	25799	\$567,000	\$85,226	\$1,323,000	\$36,455	6.4%	6.4%	0
65	Le Plateau M Royal	\$1,595,000	16	0	\$172,080	9.3	42050	\$478,500	\$71,923	\$1,116,500	\$58,107	12.1%	8.2%	0
95	Mercier/Hochelaga	\$1,350,000	16	0	\$101,076	13.4	14423	\$405,000	\$60,876	\$945,000	\$25,777	6.4%	6.4%	0
197	Rosemont	\$1,290,000	16	0	\$133,056	9.7	30924	\$387,000	\$58,170	\$903,000	\$43,962	11.4%	7.9%	0
278	Villeray/S Michel	\$1,200,000	16	1	\$105,540	11.4	37255	\$360,000	\$54,112	\$840,000	\$14,173	3.9%	5.7%	0
283	Villeray/S Michel	\$895,000	16	1	\$98,196	9.1	28708	\$268,500	\$40,358	\$626,500	\$29,130	10.8%	7.8%	0
91	Mercier/Hochelaga	\$1,100,000	17	0	\$98,580	11.2	26107	\$330,000	\$49,602	\$770,000	\$22,871	6.9%	6.6%	0
153	Montréal Nord	\$1,274,000	17	0	\$111,420	11.4	19264	\$382,200	\$57,449	\$891,800	\$34,707	9.1%	7.2%	0
215	S Léonard	\$2,599,000	17	1	\$181,224	14.3	34052	\$779,700	\$117,197	\$1,819,300	\$29,975	3.8%	5.7%	0
257	Villeray/S Michel	\$1,050,000	17	0	\$102,300	10.3	30035	\$315,000	\$47,348	\$735,000	\$24,917	7.9%	6.9%	0
22	CDN/NDG	\$2,180,000	18	0	\$183,900	11.9	54508	\$654,000	\$98,303	\$1,526,000	\$31,089	4.8%	5.9%	0
57	Le Plateau M Royal	\$1,690,000	18	0	\$130,920	12.9	32383	\$507,000	\$76,207	\$1,183,000	\$22,330	4.4%	5.8%	0
101	Mercier/Hochelaga	\$1,199,000	18	0	\$125,196	9.6	29885	\$359,700	\$54,067	\$839,300	\$41,244	11.5%	7.9%	0
206	Rosemont	\$1,100,000	18	0	\$108,060	10.2	42653	\$330,000	\$49,602	\$770,000	\$15,805	4.8%	5.9%	0
208	Rosemont	\$1,450,000	18	0	\$142,620	10.2	37142	\$435,000	\$65,385	\$1,015,000	\$40,093	9.2%	7.3%	0
256	Villeray/S Michel	\$1,249,000	18	0	\$127,728	9.8	52440	\$374,700	\$56,321	\$874,300	\$18,967	5.1%	6.0%	0
275	Villeray/S Michel	\$1,199,000	18	0	\$111,540	10.7	26699	\$359,700	\$54,067	\$839,300	\$30,774	8.6%	7.1%	0
112	Mercier/Hochelaga	\$899,000	19	0	\$121,380	7.4	29333	\$269,700	\$40,539	\$629,300	\$51,508	19.1%	10.2%	0
282	Villeray/S Michel	\$1,190,000	19	0	\$125,340	9.5	38900	\$357,000	\$53,661	\$833,000	\$32,779	9.2%	7.3%	0