

July 2010 - Multiplexes for sale in Montreal - 20+ units (Analysis with mortgage rate 5%, 30 years)

Juillet 2010 - Multiplexes à vendre à Montréal - 20+ unités (Analyse avec Taux hypothécaire 4%, 30 années)

All Informations should be verified by the buyer / Toutes les informations doivent être vérifiées par l'acheteur

#	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
212	Rosemont	\$2,450,000	20	0	\$177,624	13.8	39956	\$735,000	\$110,478	\$1,715,000	\$27,190	3.7%	5.6%	0
213	Rosemont	\$2,375,000	20	0	\$177,408	13.4	39657	\$712,500	\$107,096	\$1,662,500	\$30,655	4.3%	5.8%	0
39	CDN/NDG	\$2,225,000	21	0	\$184,320	12.1	61904	\$667,500	\$100,332	\$1,557,500	\$22,084	3.3%	5.5%	0
7	Ahuntsic	\$1,480,000	22	0	\$162,408	9.1	41358	\$444,000	\$66,738	\$1,036,000	\$54,312	12.2%	8.2%	0
54	LaSalle	\$1,250,000	22	0	\$128,364	9.7	48886	\$375,000	\$56,366	\$875,000	\$23,112	6.2%	6.4%	0
6	Ahuntsic	\$1,300,000	23	0	\$132,000	9.8	41520	\$390,000	\$58,621	\$910,000	\$31,859	8.2%	7.0%	0
117	Mercier/Hochelaga	\$899,000	23	0	\$132,960	6.8	35087	\$269,700	\$40,539	\$629,300	\$57,334	21.3%	10.9%	0
8	Ahuntsic	\$1,230,000	24	0	\$163,440	7.5	46998	\$369,000	\$55,464	\$861,000	\$60,978	16.5%	9.5%	0
41	CDN/NDG	\$1,355,000	24	0	\$168,120	8.1	48446	\$406,500	\$61,101	\$948,500	\$58,573	14.4%	8.8%	0
42	CDN/NDG	\$1,375,000	24	0	\$160,872	8.5	46672	\$412,500	\$62,003	\$962,500	\$52,197	12.7%	8.3%	0
115	Mercier/Hochelaga	\$1,590,000	24	0	\$174,816	9.1	44610	\$477,000	\$71,698	\$1,113,000	\$58,508	12.3%	8.2%	0
290	Villeray/S Michel	\$4,350,000	24	8	\$351,240	12.4	194976	\$1,305,000	\$196,155	\$3,045,000	-\$39,891	-3.1%	3.6%	0
12	Ahuntsic	\$1,790,000	25	0	\$191,700	9.3	63374	\$537,000	\$80,716	\$1,253,000	\$47,610	8.9%	7.2%	0
116	Mercier/Hochelaga	\$825,000	25	1	\$106,500	7.7	48707	\$247,500	\$37,202	\$577,500	\$20,591	8.3%	7.0%	0
10	Ahuntsic	\$1,295,000	28	0	\$173,460	7.5	83124	\$388,500	\$58,395	\$906,500	\$31,941	8.2%	7.0%	0
173	Montréal Nord	\$1,999,000	28	3	\$220,884	9.0	84109	\$599,700	\$90,141	\$1,399,300	\$46,634	7.8%	6.8%	0
286	Villeray/S Michel	\$1,599,000	28	0	\$150,372	10.6	27696	\$479,700	\$72,104	\$1,119,300	\$50,572	10.5%	7.7%	Incomplete expenses
172	Montréal Nord	\$2,975,000	30	2	\$237,120	12.5	60478	\$892,500	\$134,152	\$2,082,500	\$42,490	4.8%	5.9%	0
287	Villeray/S Michel	\$1,475,000	30	0	\$177,000	8.3	63488	\$442,500	\$66,512	\$1,032,500	\$47,000	10.6%	7.7%	0
288	Villeray/S Michel	\$1,250,000	30	0	\$140,460	8.9	57900	\$375,000	\$56,366	\$875,000	\$26,194	7.0%	6.6%	0
86	L'Île Biz/Geneviève	\$1,800,000	31	0	\$192,444	9.4	67357	\$540,000	\$81,167	\$1,260,000	\$43,920	8.1%	6.9%	0
248	Ville Marie	\$8,000,000	31	6	\$695,412	11.5	118690	\$2,400,000	\$360,744	\$5,600,000	\$215,978	9.0%	7.2%	0
5	Ahuntsic	\$1,750,000	32	0	\$168,120	10.4	33196	\$525,000	\$78,913	\$1,225,000	\$56,011	10.7%	7.7%	0
38	CDN/NDG	\$2,295,000	32	0	\$210,144	10.9	56612	\$688,500	\$103,488	\$1,606,500	\$50,044	7.3%	6.7%	0
119	Montréal Est	\$3,800,000	32	0	\$320,400	11.9	113520	\$1,140,000	\$171,353	\$2,660,000	\$35,527	3.1%	5.4%	Retirement home
229	Verdun/Île Soeurs	\$1,690,000	32	0	\$183,744	9.2	50473	\$507,000	\$76,207	\$1,183,000	\$57,064	11.3%	7.9%	0
9	Ahuntsic	\$1,550,000	33	0	\$190,380	8.1	54324	\$465,000	\$69,894	\$1,085,000	\$66,162	14.2%	8.8%	0
37	CDN/NDG	\$3,100,000	34	0	\$298,956	10.4	84269	\$930,000	\$139,788	\$2,170,000	\$74,899	8.1%	6.9%	0
68	Le Plateau M Royal	\$2,995,000	35	0	\$267,696	11.2	64359	\$898,500	\$135,054	\$2,096,500	\$68,283	7.6%	6.8%	0
69	Le Plateau M Royal	\$1,558,700	36	0	\$173,100	9.0	59823	\$467,610	\$70,286	\$1,091,090	\$42,991	9.2%	7.3%	0

July 2010 - Multiplexes for sale in Montreal - 20+ units (Analysis with mortgage rate 5%, 30 years)

Juillet 2010 - Multiplexes à vendre à Montréal - 20+ unités (Analyse avec Taux hypothécaire 4%, 30 années)

All Informations should be verified by the buyer /Toutes les informations doivent être vérifiées par l'acheteur

#	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
33	CDN/NDG	\$2,850,000	37	0	\$290,100	9.8	92679	\$855,000	\$128,515	\$1,995,000	\$68,906	8.1%	6.9%	0
289	Villeray/S Michel	\$3,500,000	40	0	\$344,520	10.2	100172	\$1,050,000	\$157,826	\$2,450,000	\$86,522	8.2%	7.0%	0
36	CDN/NDG	\$3,800,000	44	0	\$375,000	10.1	142800	\$1,140,000	\$171,353	\$2,660,000	\$60,847	5.3%	6.1%	0
35	CDN/NDG	\$4,700,000	48	0	\$407,460	11.5	95270	\$1,410,000	\$211,937	\$3,290,000	\$100,253	7.1%	6.6%	0
114	Mercier/Hochelaga	\$3,395,000	48	0	\$323,196	10.5	112852	\$1,018,500	\$153,091	\$2,376,500	\$57,253	5.6%	6.2%	0
34	CDN/NDG	\$1,975,000	50	0	\$218,880	9.0	43980	\$592,500	\$89,059	\$1,382,500	\$85,841	14.5%	8.9%	0
40	CDN/NDG	\$5,300,000	55	0	\$445,032	11.9	95650	\$1,590,000	\$238,993	\$3,710,000	\$110,389	6.9%	6.6%	0
249	Ville Marie	\$3,100,000	57	3	\$524,820	5.9	200430	\$930,000	\$139,788	\$2,170,000	\$184,602	19.8%	10.5%	0
174	Montréal Nord	\$3,600,000	60	0	\$330,528	10.9	82650	\$1,080,000	\$162,335	\$2,520,000	\$85,543	7.9%	6.9%	0
32	CDN/NDG	\$5,495,000	64	0	\$510,324	10.8	145361	\$1,648,500	\$247,786	\$3,846,500	\$117,177	7.1%	6.6%	0
85	Le Sud Ouest	\$4,475,000	69	0	\$492,960	9.1	140062	\$1,342,500	\$201,791	\$3,132,500	\$151,107	11.3%	7.9%	0
11	Ahuntsic	\$4,200,000	77	0	\$475,260	8.8	171738	\$1,260,000	\$189,391	\$2,940,000	\$114,131	9.1%	7.2%	0
87	L'Île Biz/Geneviève	\$2,400,000	94	0	\$276,300	8.7	77052	\$720,000	\$108,223	\$1,680,000	\$91,025	12.6%	8.3%	Mobile Home