

March 2010 - Multiplexes for sale in Montreal - 10+ units (mortgage rate 4%, 30 years)

Mars 2010 - Multiplexes à vendre à Montréal - 10 unités et plus (Taux hypothécaire 4%, 30 années)

#	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	Cap Rate	Coments
190	Mercier/Hochelaga	\$880,000	10	0	\$68,520	12.8	6559	\$176,000	\$40,332	\$704,000	\$21,629	12.3%	7.0%	0
191	Montréal Nord	\$725,000	10	0	\$67,140	10.8	7800	\$145,000	\$33,228	\$580,000	\$26,112	18.0%	8.2%	Incomplete Expenses
192	Montréal Nord	\$549,000	10	0	\$5,472	100.3	9525	\$109,800	\$25,162	\$439,200	-\$29,215	-26.6%	-0.7%	0
193	Rosemont	\$395,000	10	0	\$41,352	9.6	12391	\$79,000	\$18,104	\$316,000	\$10,857	13.7%	7.3%	Rooming house
194	Ville Marie	\$799,000	10	1	\$69,492	11.5	12018	\$159,800	\$36,620	\$639,200	\$20,854	13.1%	7.2%	0
195	Ville Marie	\$2,625,000	10	0	\$54,600	48.1	35158	\$525,000	\$120,309	\$2,100,000	-\$100,867	-19.2%	0.7%	0
196	Ahuntsic	\$850,000	11	0	\$79,560	10.7	21766	\$170,000	\$38,957	\$680,000	\$18,837	11.1%	6.8%	0
197	Ahuntsic	\$829,000	11	0	\$64,980	12.8	12379	\$165,800	\$37,995	\$663,200	\$14,606	8.8%	6.3%	0
198	Ville Marie	\$1,159,000	11	0	\$102,900	11.3	10132	\$231,800	\$53,119	\$927,200	\$39,649	17.1%	8.0%	0
199	Ahuntsic	\$1,350,000	12	0	\$98,160	13.8	12868	\$270,000	\$61,873	\$1,080,000	\$23,419	8.7%	6.3%	0
200	CDN/NDG	\$990,000	12	1	\$86,160	11.5	11214	\$198,000	\$45,374	\$792,000	\$29,572	14.9%	7.6%	Incomplete Expenses
201	Lachine	\$725,000	12	0	\$67,524	10.7	10095	\$145,000	\$33,228	\$580,000	\$24,201	16.7%	7.9%	0
202	Mercier/Hochelaga	\$1,159,000	12	2	\$98,940	11.7	10672	\$231,800	\$53,119	\$927,200	\$35,149	15.2%	7.6%	0
203	Mercier/Hochelaga	\$1,859,900	12	0	\$131,100	14.2	28354	\$371,980	\$85,243	\$1,487,920	\$17,503	4.7%	5.5%	0
204	Montréal Nord	\$1,100,000	12	0	\$80,760	13.6	11994	\$220,000	\$50,415	\$880,000	\$18,351	8.3%	6.3%	0
205	Montréal Nord	\$925,000	12	3	\$123,300	7.5	37640	\$185,000	\$42,394	\$740,000	\$43,266	23.4%	9.3%	0
206	Villeray/S Michel	\$1,059,000	12	0	\$83,340	12.7	10519	\$211,800	\$48,536	\$847,200	\$24,285	11.5%	6.9%	0
207	Villeray/S Michel	\$999,000	12	0	\$74,160	13.5	9000	\$199,800	\$45,786	\$799,200	\$19,374	9.7%	6.5%	0
208	RDP/PAT	\$1,350,000	13	5	\$138,096	9.8	28274	\$270,000	\$61,873	\$1,080,000	\$47,949	17.8%	8.1%	0
209	Ahuntsic	\$825,000	14	4	\$102,900	8.0	30282	\$165,000	\$37,811	\$660,000	\$34,807	21.1%	8.8%	0
210	CDN/NDG	\$1,299,000	14	3	\$110,472	11.8	36496	\$259,800	\$59,536	\$1,039,200	\$14,440	5.6%	5.7%	0
211	Mercier/Hochelaga	\$930,000	14	0	\$93,888	9.9	21988	\$186,000	\$42,624	\$744,000	\$29,276	15.7%	7.7%	0
212	Montréal Nord	\$840,000	14	0	\$90,180	9.3	10181	\$168,000	\$38,499	\$672,000	\$41,500	24.7%	9.5%	Incomplete Expenses
213	Montréal Nord	\$798,000	14	0	\$81,132	9.8	15267	\$159,600	\$36,574	\$638,400	\$29,291	18.4%	8.3%	0
214	Rosemont	\$859,000	14	0	\$85,680	10.0	22256	\$171,800	\$39,370	\$687,200	\$24,054	14.0%	7.4%	0
215	Villeray/S Michel	\$799,000	14	0	\$70,008	11.4	16980	\$159,800	\$36,620	\$639,200	\$16,408	10.3%	6.6%	0
216	CDN/NDG	\$829,000	15	0	\$88,704	9.3	22863	\$165,800	\$37,995	\$663,200	\$27,846	16.8%	7.9%	Incomplete Expenses
217	Montréal Nord	\$995,000	15	0	\$102,804	9.7	34214	\$199,000	\$45,603	\$796,000	\$22,987	11.6%	6.9%	0
218	Villeray/S Michel	\$475,000	15	0	\$73,380	6.5	30727	\$95,000	\$21,770	\$380,000	\$20,883	22.0%	9.0%	0
219	Villeray/S Michel	\$679,000	15	0	\$69,780	9.7	25836	\$135,800	\$31,120	\$543,200	\$12,824	9.4%	6.5%	0

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220	Villeray/S Michel	\$799,000	15	0	\$75,120	10.6	22882	\$159,800	\$36,620	\$639,200	\$15,618	9.8%	6.5%	0
221	Le Plateau M Royal	\$1,975,000	16	0	\$134,904	14.6	26999	\$395,000	\$90,518	\$1,580,000	\$17,387	4.4%	5.5%	0
222	Le Sud Ouest	\$1,350,000	16	2	\$145,416	9.3	47722	\$270,000	\$61,873	\$1,080,000	\$35,821	13.3%	7.2%	0
223	Mercier/Hochelaga	\$1,350,000	16	0	\$98,280	13.7	14423	\$270,000	\$61,873	\$1,080,000	\$21,984	8.1%	6.2%	0
224	Mercier/Hochelaga	\$2,100,000	16	7	\$134,940	15.6	30485	\$420,000	\$96,247	\$1,680,000	\$8,208	2.0%	5.0%	0
225	Montréal Nord	\$849,000	16	0	\$107,460	7.9	33595	\$169,800	\$38,911	\$679,200	\$34,954	20.6%	8.7%	0
226	Villeray/S Michel	\$549,000	16	0	\$26,640	20.6	5805	\$109,800	\$25,162	\$439,200	-\$4,327	-3.9%	3.8%	Incomplete Expenses
227	Villeray/S Michel	\$1,350,000	16	1	\$105,540	12.8	35820	\$270,000	\$61,873	\$1,080,000	\$7,847	2.9%	5.2%	0
228	Montréal Nord	\$975,000	17	0	\$115,200	8.5	38954	\$195,000	\$44,686	\$780,000	\$31,560	16.2%	7.8%	0
229	Ahuntsic	\$1,180,000	18	0	\$115,980	10.2	44372	\$236,000	\$54,082	\$944,000	\$17,526	7.4%	6.1%	0
230	CDN/NDG	\$1,500,000	18	0	\$133,200	11.3	38250	\$300,000	\$68,748	\$1,200,000	\$26,202	8.7%	6.3%	0
231	Mercier/Hochelaga	\$1,299,000	18	0	\$125,196	10.4	29885	\$259,800	\$59,536	\$1,039,200	\$35,775	13.8%	7.3%	0
232	Villeray/S Michel	\$1,250,000	18	0	\$127,728	9.8	52440	\$250,000	\$57,290	\$1,000,000	\$17,998	7.2%	6.0%	0
233	Mercier/Hochelaga	\$899,000	19	0	\$121,380	7.4	29333	\$179,800	\$41,203	\$719,200	\$50,844	28.3%	10.2%	0
234	CDN/NDG	\$1,595,000	20	0	\$164,808	9.7	52715	\$319,000	\$73,102	\$1,276,000	\$38,991	12.2%	7.0%	0
235	Mercier/Hochelaga	\$1,850,000	20	0	\$180,456	10.3	41830	\$370,000	\$84,789	\$1,480,000	\$53,837	14.6%	7.5%	0
236	Ahuntsic	\$1,590,000	21	0	\$134,472	11.8	47719	\$318,000	\$72,873	\$1,272,000	\$13,880	4.4%	5.5%	0
237	Lachine	\$1,485,000	21	0	\$162,120	9.2	36771	\$297,000	\$68,060	\$1,188,000	\$57,289	19.3%	8.4%	0
238	Ahuntsic	\$1,350,000	22	0	\$146,976	9.2	46574	\$270,000	\$61,873	\$1,080,000	\$38,529	14.3%	7.4%	0
239	LaSalle	\$1,250,000	22	0	\$128,364	9.7	48886	\$250,000	\$57,290	\$1,000,000	\$22,188	8.9%	6.4%	0
240	RDP/PAT	\$3,000,000	22	4	\$259,116	11.6	76777	\$600,000	\$137,496	\$2,400,000	\$44,843	7.5%	6.1%	0
241	Ahuntsic	\$1,300,000	23	0	\$131,940	9.9	41538	\$260,000	\$59,581	\$1,040,000	\$30,821	11.9%	7.0%	0
242	Mercier/Hochelaga	\$899,000	23	0	\$132,960	6.8	35087	\$179,800	\$41,203	\$719,200	\$56,670	31.5%	10.9%	0
243	Ahuntsic	\$1,230,000	24	6	\$152,280	8.1	43453	\$246,000	\$56,373	\$984,000	\$52,454	21.3%	8.8%	0
244	CDN/NDG	\$1,355,000	24	0	\$168,120	8.1	48446	\$271,000	\$62,102	\$1,084,000	\$57,572	21.2%	8.8%	0
245	CDN/NDG	\$1,375,000	24	0	\$160,872	8.5	46672	\$275,000	\$63,019	\$1,100,000	\$51,181	18.6%	8.3%	0
246	RDP/PAT	\$1,782,000	24	0	\$138,480	12.9	21770	\$356,400	\$81,672	\$1,425,600	\$35,038	9.8%	6.5%	0
247	Villeray/S Michel	\$4,350,000	24	8	\$355,500	12.2	194976	\$870,000	\$199,369	\$3,480,000	-\$38,845	-4.5%	3.7%	0
248	CDN/NDG	\$1,875,000	27	1	\$207,324	9.0	91555	\$375,000	\$85,935	\$1,500,000	\$29,834	8.0%	6.2%	0
249	Montréal Nord	\$1,699,000	28	0	\$182,592	9.3	58318	\$339,800	\$77,868	\$1,359,200	\$46,406	13.7%	7.3%	0

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250	Montréal Nord	\$1,999,000	28	3	\$155,964	12.8	84109	\$399,800	\$91,618	\$1,599,200	-\$19,763	-4.9%	3.6%	0
251	Villeray/S Michel	\$1,599,000	28	0	\$150,372	10.6	27696	\$319,800	\$73,285	\$1,279,200	\$49,391	15.4%	7.7%	Incomplete Expenses
252	Villeray/S Michel	\$1,098,000	29	0	\$152,460	7.2	76246	\$219,600	\$50,323	\$878,400	\$25,891	11.8%	6.9%	0
253	L'Île Biz/Geneviève	\$1,800,000	31	0	\$186,000	9.7	67357	\$360,000	\$82,497	\$1,440,000	\$36,146	10.0%	6.6%	0
254	Rosemont	\$2,550,000	31	0	\$188,364	13.5	49270	\$510,000	\$116,871	\$2,040,000	\$22,223	4.4%	5.5%	0
255	Ahuntsic	\$1,750,000	32	0	\$182,100	9.6	34305	\$350,000	\$80,206	\$1,400,000	\$67,589	19.3%	8.4%	0
256	Le Plateau M Royal	\$1,850,000	33	2	\$191,940	9.6	69510	\$370,000	\$84,789	\$1,480,000	\$37,641	10.2%	6.6%	0
257	Ahuntsic	\$1,550,000	34	0	\$190,380	8.1	54324	\$310,000	\$71,039	\$1,240,000	\$65,017	21.0%	8.8%	0
258	Lachine	\$949,000	34	2	\$157,200	6.0	34496	\$189,800	\$43,494	\$759,200	\$79,210	41.7%	12.9%	0
259	Le Plateau M Royal	\$2,470,000	35	0	\$247,788	10.0	73187	\$494,000	\$113,205	\$1,976,000	\$61,396	12.4%	7.1%	0
260	Le Plateau M Royal	\$1,558,700	36	0	\$173,100	9.0	59823	\$311,740	\$71,438	\$1,246,960	\$41,839	13.4%	7.3%	0
261	S Laurent	\$3,150,000	36	0	\$280,284	11.2	77861	\$630,000	\$144,370	\$2,520,000	\$58,053	9.2%	6.4%	0
262	Ahuntsic	\$3,000,000	46	0	\$252,948	11.9	58672	\$600,000	\$137,496	\$2,400,000	\$56,780	9.5%	6.5%	0
263	CDN/NDG	\$4,490,000	48	0	\$394,020	11.4	95270	\$898,000	\$205,785	\$3,592,000	\$92,965	10.4%	6.7%	0
264	Mercier/Hochelaga	\$3,850,000	48	0	\$323,196	11.9	112852	\$770,000	\$176,453	\$3,080,000	\$33,891	4.4%	5.5%	0
265	CDN/NDG	\$3,050,000	51	0	\$333,840	9.1	105112	\$610,000	\$139,787	\$2,440,000	\$88,941	14.6%	7.5%	0
266	Ahuntsic	\$2,675,000	54	0	\$309,840	8.6	132333	\$535,000	\$122,600	\$2,140,000	\$54,907	10.3%	6.6%	0
267	CDN/NDG	\$5,000,000	55	0	\$451,320	11.1	93489	\$1,000,000	\$229,159	\$4,000,000	\$128,672	12.9%	7.2%	0
268	Ville Marie	\$3,400,000	56	2	\$522,900	6.5	197522	\$680,000	\$155,828	\$2,720,000	\$169,550	24.9%	9.6%	0
269	Montréal Nord	\$3,600,000	60	0	\$330,528	10.9	82650	\$720,000	\$164,995	\$2,880,000	\$82,883	11.5%	6.9%	0
270	Le Sud Ouest	\$4,475,000	69	0	\$492,960	9.1	140062	\$895,000	\$205,098	\$3,580,000	\$147,800	16.5%	7.9%	0
271	Villeray/S Michel	\$7,590,000	89	0	\$691,044	11.0	265542	\$1,518,000	\$347,864	\$6,072,000	\$77,638	5.1%	5.6%	0
272	L'Île Biz/Geneviève	\$2,400,000	92	0	\$276,300	8.7	73897	\$480,000	\$109,996	\$1,920,000	\$92,407	19.3%	8.4%	0