

March 2010 - Multiplexes for sale in Montreal - Over \$1,300,000 (Analysis with mortgage rate 4%, 30 years)

Mars 2010 - Multiplexes à vendre à Montréal - plus de \$1,300,000 (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 | 20% Down Payment | Year Payment | Mortgage + taxes - downpayment | Year Balance | Year Return | Cap Rate | Coments |
|-----|---------------------|--------------|--------------|-------------|-----------------------|---------------------------|------------------|------------------|--------------|--------------------------------|--------------|-------------|----------|---------------------|
| 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 |
| 81 | Villeray/S Michel | \$1,329,000 | 6 | 1 | \$121,140 | 11.0 | 37320 | \$265,800 | \$60,911 | \$1,063,200 | \$22,909 | 8.6% | 6.3% | 0 |
| 188 | Villeray/S Michel | \$1,350,000 | 9 | 2 | \$122,676 | 11.0 | 32072 | \$270,000 | \$61,873 | \$1,080,000 | \$28,731 | 10.6% | 6.7% | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 70 | Ville Marie | \$1,395,000 | 6 | 2 | \$132,984 | 10.5 | 41011 | \$279,000 | \$63,935 | \$1,116,000 | \$28,038 | 10.0% | 6.6% | 0 |
| 111 | Ville Marie | \$1,420,000 | 7 | 0 | \$81,000 | 17.5 | 8024 | \$284,000 | \$65,081 | \$1,136,000 | \$7,895 | 2.8% | 5.1% | Incomplete Expenses |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 180 | Le Plateau M Royal | \$1,699,000 | 9 | 3 | \$94,188 | 18.0 | 29753 | \$339,800 | \$77,868 | \$1,359,200 | -\$13,433 | -4.0% | 3.8% | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 161 | Ville Marie | \$1,950,000 | 8 | 2 | \$147,552 | 13.2 | 29292 | \$390,000 | \$89,372 | \$1,560,000 | \$28,888 | 7.4% | 6.1% | 0 |

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|-----|---------------------|--------------|--------------|-------------|-----------------------|---------------------------|------------------|------------------|--------------|--------------------------------|--------------|-------------|----------|---------------------|
| 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 |
| 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 |
| 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 |
| 187 | Ville Marie | \$2,150,000 | 9 | 0 | \$165,840 | 13.0 | 29475 | \$430,000 | \$98,539 | \$1,720,000 | \$37,826 | 8.8% | 6.3% | 0 |
| 71 | Ville Marie | \$2,200,000 | 6 | 0 | \$97,200 | 22.6 | 37246 | \$440,000 | \$100,830 | \$1,760,000 | -\$40,876 | -9.3% | 2.7% | Incomplete Expenses |
| 122 | Le Plateau M Royal | \$2,250,000 | 8 | 2 | \$196,860 | 11.4 | 39904 | \$450,000 | \$103,122 | \$1,800,000 | \$53,834 | 12.0% | 7.0% | 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 |
| 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 |
| 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 |
| 3 | CDN/NDG | \$2,600,000 | 6 | 11 | \$239,568 | 10.9 | 64927 | \$520,000 | \$119,163 | \$2,080,000 | \$55,478 | 10.7% | 6.7% | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 7 | Le Plateau M Royal | \$3,475,000 | 6 | 3 | \$261,264 | 13.3 | 57275 | \$695,000 | \$159,266 | \$2,780,000 | \$44,723 | 6.4% | 5.9% | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |