



Basel Ahmed, Residential Real Estate Broker
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 Residential Real Estate Broker
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Centris No. 14856128 (Active)



\$549,000

5320 Av. Poirier
Saint-Félix-de-Valois
J0K 2M0

Region Lanaudière

Neighbourhood

Near

Body of Water

Property Type	Quadruplex	Year Built	1976
Property Use	Residential only	Lot Assessment	
Building Type	Detached	Building Assessment	
Total Number of Floors	2	Total Assessment	\$259,600 (2020)
Building Size	60.6 X 37.5 ft	Expected Delivery Date	
Living Area	4,305.56 sqft	Reposess./Judicial auth.	No
Building Area	2,260 sqft	Trade possible	
Lot Size	98.5 X 246.1 ft	Certificate of Location	Yes (2008)
Lot Area	26,059.42 sqft	File Number	
Cadastre	5658079,5658083,5658083,5658082, 5658081,5658080	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	2020-12-01

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	5320-1	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$880	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	5320-2	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$875	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	5320-3	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$870	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	5320-4	End of Lease	Vacant	Included in Lease
No. of Rooms	5	Monthly Rent		
No. of Bedrooms	3	Rental Value	\$875	Excluded in Lease

No. Bath/PR	1+0	Features
Washer/Dryer (inst.)		No. of Parking Spaces
Annual Potential Gross Revenue		\$42,000 (2020-11-01)

Features		
Sewage System	Disposal field, Septic tank	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation	Poured concrete	Renovations
Roofing	Asphalt shingles	Pool
Siding		Parkg (total)
Dividing Floor		Driveway (20)
Windows	PVC	Driveway
Window Type		Garage
Energy/Heating	Electricity	Carport
Heating System	Electric baseboard units	Lot
Floor Covering	Ceramic, Laminate floor	Topography
Basement	6 feet and more	Distinctive Features
Bathroom		Water (access)
Washer/Dryer (installation)		View
		Proximity
		Daycare centre, Elementary school, Golf, Park
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Equipment/Services		Occupancy

Inclusions
Light fixtures, shed.

Exclusions
Personal belongings of tenants.

Broker - Remarks
Very profitable 4-PLEX, good investment, 4 beautiful 3 bedroom apartments, large lot, lots of parking, very well located. Several renovations carried out in 2010 and 2020. Site visit on accepted promise to purchase.

Addendum
Building on very large lot, lots of parking, shed, 4 apartments with 3 bedrooms each, extremely well located in the heart of the village.

5320-1: Rented Rented \$ 880 / month.

5320-2: Rented \$ 875 / month.

5320-3: Rented \$ 870 / month.

5320-4: Vacant, renovated.

App 1-2-3 (see photos): Redone floors and bathrooms, fully repainted, refreshed kitchen and new counter.

Renovations over time:
exterior coating + - 2010
roof covering + -2010
pvc windows + -2009

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration Yes SD-58433

Source

BASEL AHMED, Residential Real Estate Broker

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Financial Summary

5320 Av. Poirier Saint-Félix-de-Valois J0K 2M0

Potential Gross Revenue (2020-11-01)		Residential	
Residential	\$39,600	Type	Number
Commercial		5 ½	4
Parking/Garages		Total	4
Other		Commercial	
Total	\$39,600	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial			
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$39,600		
Operating Expenses			
Municipal Taxes (2020)	\$3,643		
School Taxes (2019)	\$337		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$3,980		
Net Operating Revenue	\$35,620		



Frontage



Frontage



Bedroom



Bedroom



Kitchen



Kitchen



Family room



Bathroom



Bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Kitchen