



Rosetta Gentile, Residential and Commercial Real Estate Broker, on behalf of:

SellingMtl
M IMMOBILIER
 Real Estate Agency
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Centris No. 12955305 (Active)



\$1,200,000

560 Rue Lafontaine
Repentigny (Repentigny)
J6A 8E2

Region Lanaudière

Neighbourhood

Near

Body of Water

Property Type	6	Year Built	1990
Property Use	Residential only	Lot Assessment	\$328,100
Building Type	Semi-detached	Building Assessment	\$430,500
Total Number of Floors		Total Assessment	\$758,600
Building Size	54.1 X 38.1 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	70.5 X 111.1 ft	Certificate of Location	Yes (2004)
Lot Area	7,847.21 sqft	File Number	
Cadastre	4524884	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 6 unit(s)

Apt. No.	1	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$845	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	2	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$905	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	3	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$855	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	4	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$800	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Apt. No.	5	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$835	
No. of Bedrooms (al2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Apt. No.	6	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$845	
No. of Bedrooms (al2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Annual Potential Gross Revenue			\$61,020 (2022-08-13)	

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parkg (total)	Driveway (10)
Dividing Floor		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	Flat
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Fireplace-Stove	Wood fireplace	Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services	Fire detector (connected), Inside storage	Occupancy	

Inclusions

Exclusions

Broker - Remarks
Turn key 6-plex in Repentigny. Meticulously maintained building with great tenants. Well managed, all renewals and increases recently signed. Each apartment includes exterior parking and interior storage. Interior pictures added to give you an example of the interior condition of the apartments, visitation upon accepted offer to purchase.

Sale with legal warranty

Seller's Declaration	Yes SD-05022
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Source

M IMMOBILIER, Real Estate Agency

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

560 Rue Lafontaine Repentigny (Repentigny) J6A 8E2

Potential Gross Revenue (2022-08-13)		Residential	
Residential	\$61,020	Type	Number
Commercial		4 ½	6
Parking/Garages		Total	6
Other		Commercial	
Total	\$61,020	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial			
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$61,020		
Operating Expenses			
Municipal Taxes (2022)	\$10,370		
School Taxes (2022)	\$665		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$761		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$4,118		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$15,914		
Net Operating Revenue	\$45,106		