

Plexes for sale Montreal Jan 2010 (6plex to 9plex)

6plex à 9plex à vendre à Montréal Jan 2010

| # | AREA | PRICE | | RESIDENTIAL | COMMERCIAL | INCOME | EXPENSES | Inc. - Exp | Cap Rate |
|----|--------------------|-------------|-----|-------------|------------|-----------|----------|------------|----------|
| 1 | Ahuntsic | \$409,000 | SD | 6 | 0 | \$29,880 | \$4,376 | \$25,504 | 6.24% |
| 2 | Anjou | \$659,000 | SD | 8 | 0 | \$55,236 | \$8,953 | \$46,283 | 7.02% |
| 3 | Anjou | \$659,000 | SD | 8 | 0 | \$51,300 | \$11,791 | \$39,509 | 6.00% |
| 4 | CDN/NDG | \$2,600,000 | DET | 6 | 11 | \$239,568 | \$64,927 | \$174,641 | 6.72% |
| 5 | CDN/NDG | \$649,900 | SD | 8 | 0 | \$56,040 | \$8,256 | \$47,784 | 7.35% |
| 6 | CDN/NDG | \$1,249,000 | ATT | 6 | 2 | \$120,156 | \$33,997 | \$86,159 | 6.90% |
| 7 | CDN/NDG | \$690,000 | DET | 7 | 0 | \$43,536 | \$5,347 | \$38,189 | 5.53% |
| 8 | CDN/NDG | \$525,000 | ATT | 6 | 0 | \$40,044 | \$7,928 | \$32,116 | 6.12% |
| 9 | Lachine | \$795,000 | SD | 8 | 0 | \$52,956 | \$6,360 | \$46,596 | 5.86% |
| 10 | Lachine | \$260,000 | DET | 6 | 0 | \$25,812 | \$8,230 | \$17,582 | 6.76% |
| 11 | Lachine | \$595,000 | SD | 8 | 0 | \$49,920 | \$9,466 | \$40,454 | 6.80% |
| 12 | Lachine | \$439,000 | DET | 6 | 0 | \$29,520 | \$5,608 | \$23,912 | 5.45% |
| 13 | Lachine | \$514,900 | ATT | 8 | 0 | \$38,160 | \$7,751 | \$30,409 | 5.91% |
| 14 | Lachine | \$540,000 | DET | 9 | 0 | \$48,420 | \$11,265 | \$37,155 | 6.88% |
| 15 | Lachine | \$699,000 | ATT | 8 | 1 | \$39,180 | \$11,433 | \$27,747 | 3.97% |
| 16 | Lachine | \$719,000 | DET | 6 | 0 | \$58,500 | \$6,800 | \$51,700 | 7.19% |
| 17 | Lachine | \$595,000 | ATT | 8 | 0 | \$45,720 | \$7,108 | \$38,612 | 6.49% |
| 18 | LaSalle | \$729,900 | ATT | 9 | 2 | \$97,560 | \$33,940 | \$63,620 | 8.72% |
| 19 | Le Plateau M Royal | \$1,750,000 | ATT | 7 | 0 | \$88,500 | \$13,896 | \$74,604 | 4.26% |
| 20 | Le Plateau M Royal | \$899,000 | ATT | 9 | 0 | \$56,100 | \$27,857 | \$28,243 | 3.14% |
| 21 | Le Plateau M Royal | \$2,250,000 | ATT | 8 | 2 | \$196,860 | \$38,137 | \$158,723 | 7.05% |
| 22 | Le Plateau M Royal | \$840,000 | ATT | 8 | 0 | \$79,632 | \$16,965 | \$62,667 | 7.46% |
| 23 | Le Plateau M Royal | \$840,000 | ATT | 8 | 0 | \$84,660 | \$17,315 | \$67,345 | 8.02% |
| 24 | Le Plateau M Royal | \$840,000 | ATT | 8 | 0 | \$81,360 | \$16,385 | \$64,975 | 7.74% |
| 25 | Le Plateau M Royal | \$840,000 | ATT | 8 | 0 | \$83,196 | \$18,094 | \$65,102 | 7.75% |
| 26 | Le Plateau M Royal | \$840,000 | SD | 8 | 0 | \$86,040 | \$17,720 | \$68,320 | 8.13% |
| 27 | Le Plateau M Royal | \$899,000 | SD | 6 | 4 | \$90,852 | \$20,448 | \$70,404 | 7.83% |
| 28 | Le Sud Ouest | \$487,000 | ATT | 6 | 0 | \$39,600 | \$5,152 | \$34,448 | 7.07% |
| 29 | Le Sud Ouest | \$495,000 | ACU | 7 | 0 | \$21,660 | \$5,859 | \$15,801 | 3.19% |
| 30 | Le Sud Ouest | \$990,000 | DET | 7 | 2 | \$116,820 | \$29,369 | \$87,451 | 8.83% |
| 31 | Le Sud Ouest | \$482,000 | ATT | 6 | 0 | \$36,300 | \$4,121 | \$32,179 | 6.68% |
| 32 | Le Sud Ouest | \$659,000 | SD | 8 | 0 | \$42,840 | \$7,817 | \$35,023 | 5.31% |
| 33 | Le Sud Ouest | \$429,000 | ATT | 6 | 0 | \$26,640 | \$4,861 | \$21,779 | 5.08% |
| 34 | Le Sud Ouest | \$559,000 | ACU | 6 | 0 | \$32,340 | \$4,025 | \$28,315 | 5.07% |
| 35 | Le Sud Ouest | \$629,000 | SD | 6 | 0 | \$43,704 | \$4,928 | \$38,776 | 6.16% |
| 36 | Le Sud Ouest | \$639,000 | SD | 6 | 0 | \$46,320 | \$6,185 | \$40,135 | 6.28% |
| 37 | Le Sud Ouest | \$419,000 | SD | 6 | 0 | \$44,160 | \$4,966 | \$39,194 | 9.35% |
| 38 | Mercier/Hochelaga | \$599,000 | ATT | 8 | 0 | \$55,296 | \$11,209 | \$44,087 | 7.36% |
| 39 | Mercier/Hochelaga | \$699,000 | SD | 6 | 0 | \$0 | \$5,438 | -\$5,438 | |
| 40 | Mercier/Hochelaga | \$599,000 | SD | 7 | 0 | \$60,960 | \$5,827 | \$55,133 | 9.20% |
| 41 | Mercier/Hochelaga | \$529,000 | SD | 6 | 0 | \$40,020 | \$6,706 | \$33,314 | 6.30% |
| 42 | Mercier/Hochelaga | \$889,000 | DET | 9 | 0 | \$45,600 | \$9,530 | \$36,070 | 4.06% |
| 43 | Mercier/Hochelaga | \$599,000 | SD | 6 | 0 | \$41,976 | \$6,221 | \$35,755 | 5.97% |
| 44 | Mercier/Hochelaga | \$388,000 | ATT | 6 | 0 | \$34,680 | \$6,254 | \$28,426 | 7.33% |
| 45 | Mercier/Hochelaga | \$409,000 | ATT | 9 | 1 | \$51,804 | \$21,088 | \$30,716 | 7.51% |
| 46 | Mercier/Hochelaga | \$650,000 | SD | 9 | 2 | \$66,180 | \$19,363 | \$46,817 | 7.20% |
| 47 | Mercier/Hochelaga | \$1,100,000 | SD | 8 | 0 | \$64,800 | \$11,965 | \$52,835 | 4.80% |
| 48 | Mercier/Hochelaga | \$799,000 | SD | 8 | 0 | \$58,740 | \$10,118 | \$48,622 | 6.09% |
| 49 | Mercier/Hochelaga | \$559,000 | SD | 6 | 0 | \$24,300 | \$6,987 | \$17,313 | 3.10% |
| 50 | Mercier/Hochelaga | \$524,000 | ATT | 6 | 0 | \$27,780 | \$6,009 | \$21,771 | 4.15% |
| 51 | Mercier/Hochelaga | \$525,000 | ATT | 6 | 1 | \$57,900 | \$8,500 | \$49,400 | 9.41% |
| 52 | Mercier/Hochelaga | \$539,000 | ATT | 8 | 0 | \$45,636 | \$6,616 | \$39,020 | 7.24% |
| 53 | Mercier/Hochelaga | \$499,000 | SD | 6 | 0 | \$42,360 | \$5,719 | \$36,641 | 7.34% |
| 54 | Mercier/Hochelaga | \$429,000 | SD | 6 | 0 | \$38,820 | \$5,362 | \$33,458 | 7.80% |
| 55 | Mercier/Hochelaga | \$449,000 | SD | 6 | 0 | \$40,140 | \$8,062 | \$32,078 | 7.14% |
| 56 | Mercier/Hochelaga | \$497,000 | ATT | 6 | 0 | \$27,360 | \$5,489 | \$21,871 | 4.40% |
| 57 | Mercier/Hochelaga | \$619,000 | DET | 8 | 0 | \$48,348 | \$7,993 | \$40,355 | 6.52% |
| 58 | Mercier/Hochelaga | \$599,000 | SD | 6 | 0 | \$45,384 | \$6,318 | \$39,066 | 6.52% |
| 59 | Mercier/Hochelaga | \$389,000 | ATT | 6 | 1 | \$25,800 | \$10,883 | \$14,917 | 3.83% |
| 60 | Mercier/Hochelaga | \$899,000 | ACU | 6 | 4 | \$75,408 | \$22,059 | \$53,349 | 5.93% |
| 61 | Mercier/Hochelaga | \$525,000 | DET | 8 | 0 | \$55,800 | \$6,049 | \$49,751 | 9.48% |
| 62 | Mercier/Hochelaga | \$459,000 | ATT | 6 | 0 | \$32,700 | \$6,587 | \$26,113 | 5.69% |
| 63 | Montréal Est | \$789,000 | SD | 8 | 0 | \$55,500 | \$11,791 | \$43,709 | 5.54% |
| 64 | Montréal Est | \$449,900 | DET | 6 | 0 | \$35,940 | \$5,536 | \$30,404 | 6.76% |
| 65 | Montréal Est | \$650,000 | DET | 8 | 0 | \$50,100 | \$5,282 | \$44,818 | 6.90% |
| 66 | Montréal Nord | \$679,000 | SD | 8 | 0 | \$53,640 | \$8,207 | \$45,433 | 6.69% |
| 67 | Montréal Nord | \$520,000 | SD | 8 | 0 | \$56,700 | \$17,399 | \$39,301 | 7.56% |
| 68 | Montréal Nord | \$519,000 | SD | 8 | 0 | \$33,600 | \$4,834 | \$28,766 | 5.54% |
| 69 | Montréal Nord | \$559,000 | SD | 7 | 1 | \$50,520 | \$9,206 | \$41,314 | 7.39% |
| 70 | Montréal Nord | \$479,000 | SD | 8 | 0 | \$24,000 | \$8,024 | \$15,976 | 3.34% |
| 71 | Montréal Nord | \$479,000 | SD | 7 | 0 | \$28,476 | \$6,785 | \$21,691 | 4.53% |
| 72 | Montréal Nord | \$479,000 | SD | 7 | 0 | \$47,100 | \$9,260 | \$37,840 | 7.90% |
| 73 | Montréal Nord | \$559,000 | SD | 7 | 0 | \$44,820 | \$8,569 | \$36,251 | 6.48% |

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|-----|--------------------|-------------|-----|-------------|------------|-----------|----------|------------|----------|
| 80 | Montréal Nord | \$525,000 | SD | 7 | 0 | \$45,120 | \$8,271 | \$36,849 | 7.02% |
| 81 | Montréal Nord | \$525,000 | SD | 7 | 0 | \$43,632 | \$7,057 | \$36,575 | 6.97% |
| 82 | Montréal Nord | \$650,000 | SD | 8 | 0 | \$58,380 | \$14,829 | \$43,551 | 6.70% |
| 83 | Montréal Nord | \$529,000 | SD | 7 | 0 | \$47,304 | \$6,399 | \$40,905 | 7.73% |
| 84 | Montréal Nord | \$510,000 | SD | 8 | 0 | \$61,932 | \$19,220 | \$42,712 | 8.37% |
| 85 | Montréal Nord | \$820,000 | DET | 6 | 0 | \$52,080 | \$11,345 | \$40,735 | 4.97% |
| 86 | Montréal Nord | \$549,000 | SD | 8 | 0 | \$56,940 | \$17,795 | \$39,145 | 7.13% |
| 87 | Montréal Nord | \$539,000 | SD | 8 | 0 | \$51,876 | \$15,641 | \$36,235 | 6.72% |
| 88 | Montréal Nord | \$565,000 | SD | 8 | 0 | \$36,960 | \$7,160 | \$29,800 | 5.27% |
| 89 | Montréal Nord | \$599,000 | DET | 9 | 0 | \$42,300 | \$10,421 | \$31,879 | 5.32% |
| 90 | Montréal Nord | \$475,000 | SD | 8 | 0 | \$48,300 | \$6,979 | \$41,321 | 8.70% |
| 91 | Montréal Nord | \$529,000 | SD | 8 | 0 | \$47,880 | \$16,444 | \$31,436 | 5.94% |
| 92 | Montréal Nord | \$509,000 | SD | 8 | 0 | \$48,180 | \$6,831 | \$41,349 | 8.12% |
| 93 | Montréal Nord | \$689,000 | DET | 8 | 0 | \$64,380 | \$17,425 | \$46,955 | 6.81% |
| 94 | Montréal Nord | \$599,000 | SD | 7 | 0 | \$47,100 | \$7,219 | \$39,881 | 6.66% |
| 95 | Montréal Nord | \$449,000 | SD | 6 | 0 | \$27,780 | \$5,282 | \$22,498 | 5.01% |
| 96 | Montréal Nord | \$558,000 | SD | 6 | 0 | \$39,300 | \$7,800 | \$31,500 | 5.65% |
| 97 | Montréal Nord | \$595,000 | SD | 7 | 0 | \$43,980 | \$8,528 | \$35,452 | 5.96% |
| 98 | Montréal Nord | \$549,000 | SD | 8 | 0 | \$56,868 | \$10,850 | \$46,018 | 8.38% |
| 99 | RDP/PAT | \$639,000 | SD | 7 | 0 | \$34,920 | \$7,359 | \$27,561 | 4.31% |
| 100 | RDP/PAT | \$599,000 | SD | 6 | 0 | \$30,780 | \$7,353 | \$23,427 | 3.91% |
| 101 | RDP/PAT | \$599,900 | SD | 6 | 0 | \$54,000 | \$7,052 | \$46,948 | 7.83% |
| 102 | RDP/PAT | \$495,000 | SD | 6 | 0 | \$36,120 | \$6,196 | \$29,924 | 6.05% |
| 103 | RDP/PAT | \$369,000 | ATT | 6 | 0 | \$32,280 | \$11,253 | \$21,027 | 5.70% |
| 104 | Rosemont | \$519,000 | DET | 6 | 0 | \$38,220 | \$8,251 | \$29,969 | 5.77% |
| 105 | Rosemont | \$499,000 | ATT | 9 | 0 | \$95,220 | \$25,817 | \$69,403 | 13.91% |
| 106 | Rosemont | \$700,000 | DET | 6 | 2 | \$59,484 | \$18,051 | \$41,433 | 5.92% |
| 107 | Rosemont | \$1,800,000 | ACU | 6 | 4 | \$122,652 | \$26,124 | \$96,528 | 5.36% |
| 108 | Rosemont | \$669,000 | DET | 6 | 0 | \$53,220 | \$12,651 | \$40,569 | 6.06% |
| 109 | Rosemont | \$450,000 | ATT | 6 | 0 | \$23,520 | \$7,648 | \$15,872 | 3.53% |
| 110 | Rosemont | \$549,000 | ATT | 6 | 0 | \$36,240 | \$5,857 | \$30,383 | 5.53% |
| 111 | Rosemont | \$589,000 | ATT | 6 | 0 | \$44,100 | \$4,827 | \$39,273 | 6.67% |
| 112 | Rosemont | \$959,000 | SD | 8 | 1 | \$87,360 | \$26,489 | \$60,871 | 6.35% |
| 113 | Rosemont | \$775,000 | DET | 6 | 0 | \$49,320 | \$7,935 | \$41,385 | 5.34% |
| 114 | S Anne de Bellevue | \$799,000 | DET | 8 | 0 | \$65,040 | \$14,945 | \$50,095 | 6.27% |
| 115 | S Léonard | \$799,000 | SD | 7 | 0 | \$51,132 | \$8,932 | \$42,200 | 5.28% |
| 116 | Verdun/Île Soeurs | \$489,000 | ATT | 6 | 0 | \$37,080 | \$6,015 | \$31,065 | 6.35% |
| 117 | Verdun/Île Soeurs | \$495,000 | SD | 6 | 0 | \$40,260 | \$5,578 | \$34,682 | 7.01% |
| 118 | Verdun/Île Soeurs | \$480,000 | ATT | 6 | 0 | \$41,280 | \$6,009 | \$35,271 | 7.35% |
| 119 | Verdun/Île Soeurs | \$387,000 | DET | 6 | 0 | \$32,484 | \$5,557 | \$26,927 | 6.96% |
| 120 | Verdun/Île Soeurs | \$1,149,000 | SD | 6 | 3 | \$91,752 | \$12,142 | \$79,610 | 6.93% |
| 121 | Verdun/Île Soeurs | \$488,000 | ATT | 6 | 0 | \$38,280 | \$5,387 | \$32,893 | 6.74% |
| 122 | Verdun/Île Soeurs | \$399,000 | DET | 6 | 0 | \$30,720 | \$5,564 | \$25,156 | 6.30% |
| 123 | Verdun/Île Soeurs | \$399,000 | DET | 6 | 0 | \$28,488 | \$4,634 | \$23,854 | 5.98% |
| 124 | Verdun/Île Soeurs | \$489,000 | DET | 6 | 0 | \$39,780 | \$7,841 | \$31,939 | 6.53% |
| 125 | Ville Marie | \$625,000 | ATT | 9 | 0 | \$56,220 | \$7,272 | \$48,948 | 7.83% |
| 126 | Ville Marie | \$695,000 | ATT | 8 | 0 | \$50,400 | \$12,572 | \$37,828 | 5.44% |
| 127 | Ville Marie | \$529,000 | SD | 6 | 0 | \$40,560 | \$6,355 | \$34,205 | 6.47% |
| 128 | Ville Marie | \$1,299,000 | SD | 8 | 0 | \$100,800 | \$16,467 | \$84,333 | 6.49% |
| 129 | Ville Marie | \$479,000 | ATT | 6 | 0 | \$38,316 | \$5,594 | \$32,722 | 6.83% |
| 130 | Ville Marie | \$1,950,000 | SD | 8 | 2 | \$147,552 | \$28,292 | \$119,260 | 6.12% |
| 131 | Ville Marie | \$329,000 | ATT | 6 | 0 | \$27,600 | \$4,974 | \$22,626 | 6.88% |
| 132 | Ville Marie | \$1,395,000 | ACU | 6 | 2 | \$132,984 | \$41,011 | \$91,973 | 6.59% |
| 133 | Ville Marie | \$929,000 | ATT | 8 | 0 | \$75,996 | \$7,780 | \$68,216 | 7.34% |
| 134 | Ville Marie | \$1,420,000 | SD | 7 | 0 | \$65,400 | \$0 | \$65,400 | 4.61% |
| 135 | Villeray/S Michel | \$649,000 | ATT | 8 | 0 | \$46,656 | \$9,116 | \$37,540 | 5.78% |
| 136 | Villeray/S Michel | \$490,000 | ATT | 8 | 0 | \$40,440 | \$7,194 | \$33,246 | 6.78% |
| 137 | Villeray/S Michel | \$520,000 | ATT | 8 | 0 | \$44,028 | \$7,104 | \$36,924 | 7.10% |
| 138 | Villeray/S Michel | \$529,000 | ACU | 8 | 0 | \$48,480 | \$7,299 | \$41,181 | 7.78% |
| 139 | Villeray/S Michel | \$529,000 | ATT | 8 | 0 | \$48,900 | \$6,989 | \$41,911 | 7.92% |
| 140 | Villeray/S Michel | \$537,000 | ACU | 8 | 0 | \$49,620 | \$7,255 | \$42,365 | 7.89% |
| 141 | Villeray/S Michel | \$509,000 | ACU | 8 | 0 | \$43,776 | \$9,042 | \$34,734 | 6.82% |
| 142 | Villeray/S Michel | \$509,000 | ATT | 8 | 0 | \$44,760 | \$7,121 | \$37,639 | 7.39% |
| 143 | Villeray/S Michel | \$579,000 | SD | 6 | 0 | \$32,640 | \$7,876 | \$24,764 | 4.28% |
| 144 | Villeray/S Michel | \$559,000 | SD | 8 | 0 | \$51,420 | \$13,773 | \$37,647 | 6.73% |
| 145 | Villeray/S Michel | \$425,000 | SD | 6 | 0 | \$31,740 | \$7,993 | \$23,747 | 5.59% |
| 146 | Villeray/S Michel | \$325,000 | SD | 6 | 0 | \$5,400 | \$0 | \$5,400 | 1.66% |
| 147 | Villeray/S Michel | \$699,000 | ATT | 8 | 0 | \$54,900 | \$7,487 | \$47,413 | 6.78% |
| 148 | Villeray/S Michel | \$899,000 | SD | 8 | 0 | \$70,020 | \$13,601 | \$56,419 | 6.28% |
| 149 | Villeray/S Michel | \$439,000 | SD | 6 | 0 | \$35,340 | \$5,884 | \$29,456 | 6.71% |
| 150 | Villeray/S Michel | \$399,000 | SD | 6 | 0 | \$32,160 | \$4,718 | \$27,442 | 6.88% |
| 151 | Villeray/S Michel | \$419,000 | DET | 6 | 0 | \$34,140 | \$6,169 | \$27,971 | 6.68% |
| 152 | Villeray/S Michel | \$558,000 | ATT | 8 | 0 | \$51,060 | \$9,936 | \$41,124 | 7.37% |