

PMML

74 SAINT-JACQUES, SAINTE-AGATHE-DES-MONTS

FOR SALE



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PROPERTY DESCRIPTION

Construction 2021 - Very recent building with 16 apartments 4 x 5.5 + 8 x 4.5 + 4 x 3.5. The units have been 100% occupied since delivery. Mortgage to be assumed at 2.33%. Quick access to Highway 15 and very close to everyday services. Ste-Agathe-des-Monts is a major town in the Laurentians, with a dynamic economy.

HIGHLIGHTS

Construction 2021

Contemporary design and well-equipped home

Quick access to Highway 15 and proximity to services

Average rent under \$1.30/sq.ft.

ASKING PRICE

4 495 000 \$

NUMBER OF UNITS

$$4 \times 5.5 + 8 \times 4.5 + 4 \times 3.5$$



NUMBER OF PARKINGS

28; 2 spots with charging stations

RESPONSIBILITY FOR HOT WATER

Tenants

RESPONSIBILITY FOR HEATING

Tenants

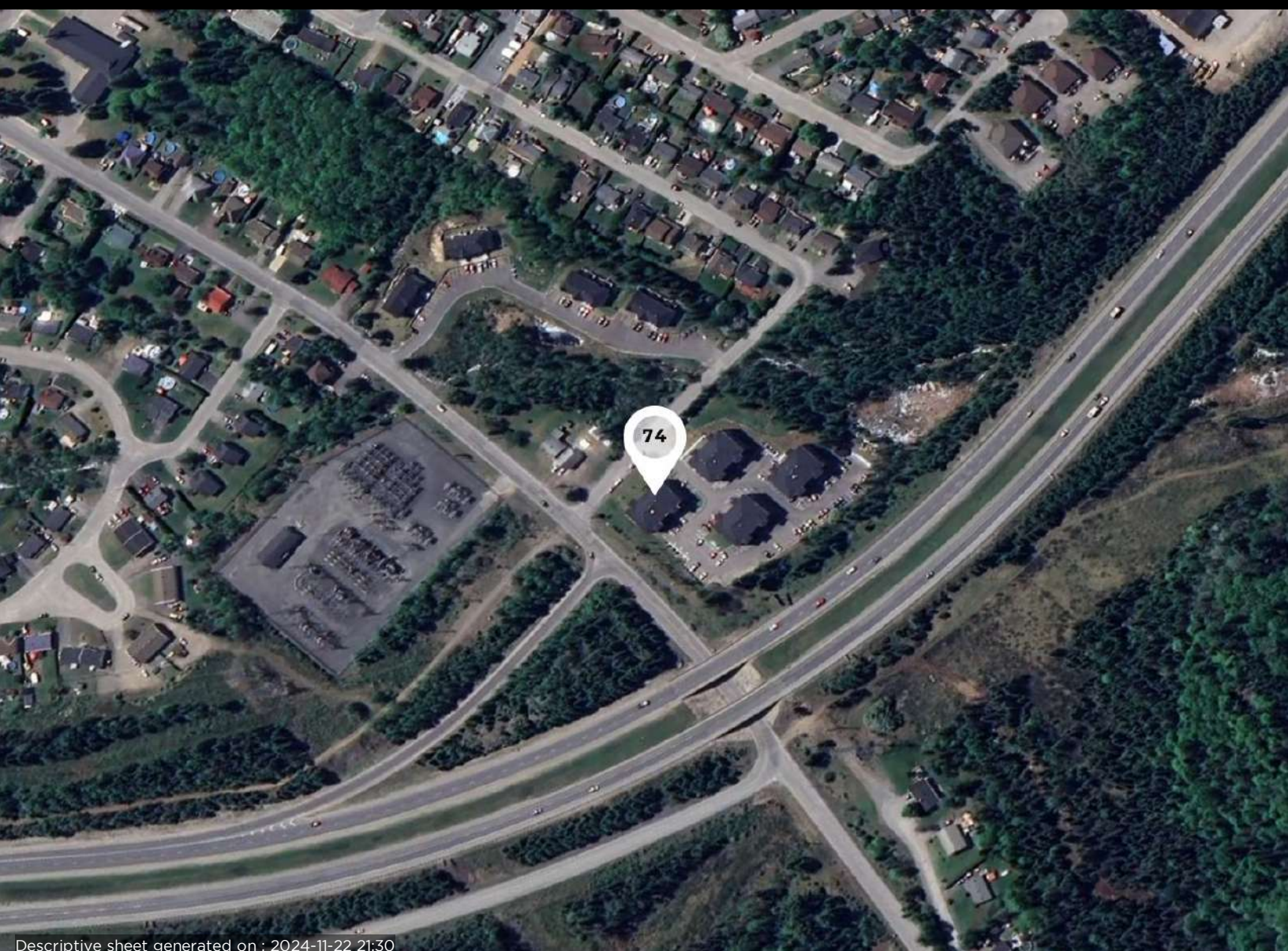
RESPONSIBILITY FOR APPLIANCES

Tenants





74 Saint-Jacques, Sainte-Agathe-des-Monts



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

6 340 414, 6 240 457-P

LAND AREA

30 929 sq.ft

CONSTRUCTION

YEAR BUILT

2021

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

68 400 \$

BUILDING

1 885 600 \$

TOTAL

1 954 000 \$

CAPITAL SPENDINGS IN RECENT YEARS

Construction 2021
Superior soundproofing
Exterior storage unit on balcony

OTHER INFORMATION

Mortgage assumption:
Bank: Desjardins | Balance: \$2,481,264 | Rate: 2.33% | Term: Dec 23, 2026
| Monthly payment: \$8192

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FEATURES

HEATING SYSTEM

Electric baseboards; Wall-mounted air conditioning

HOT WATER SYSTEM

Independent electric tanks

ELECTRICAL PANELS

100 amp panels; copper wiring

PLUMBING

Pex and ABS

WASHER AND DRYER OUTLET

In all units; 12 of 16 units with laundry room

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

Central island; quartz countertop; melamine cabinets

CONDITION OF THE BATHROOMS

Separate bath and shower; vanity with quartz countertop

FLOOR COVERING

Ceramic tiles and floating floors

ENVIRONMENTAL STUDY

Yes

CONDITION OF ROOF

New; shingles

SIDING

Brick, stone block, steel

CONDITION OF BALCONIES

Aluminum and aluminum railings

CONDITION OF DOORS

New

CONDITION OF WINDOWS

New

PARKING SURFACE

Asphalt exterior

INTERCOM SYSTEM

Intercom

FIRE ALARM SYSTEM

Conform

JANITOR AGREEMENT

Yes

OTHER INFORMATION

Air exchanger; air conditioning; surveillance camera; WiFi

REVENUE

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		%	RPU(M)
RESIDENTIAL	255 900 \$	100 %	1 333 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	255 900 \$	100 %	1 333 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	7 677 \$	3 %	480 \$
ADMINISTRATION	CMHC	12 411 \$	5 %	776 \$
MUNICIPAL TAXES	Actual	37 838 \$	15 %	2 365 \$
SCHOOL TAXES	Actual	1 765 \$	1 %	110 \$
INSURANCE	Actual	6 462 \$	3 %	404 \$
ELECTRICITY	Actual	1 757 \$	1 %	110 \$
HEATING				
SNOW REMOVAL	Actual	1 373 \$	1 %	86 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	Actual	2 550 \$	1 %	159 \$
WAGES/JANITOR	Actual	3 022 \$	1 %	189 \$
FURNITURE RESERVE				
	Actual	883 \$	0 %	55 \$
TOTAL EXPENSES		75 738 \$	30 %	4 734 \$
NET INCOME		180 162 \$		11 260 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	2 126 000 \$	3 257 000 \$	2 457 706 \$
FINANCING CAP RATE	6.4 %	5.3 %	5.3 %
DEBT COVERAGE RATIO	1.22	1.11	
INTEREST RATE	5.02 %	4.02 %	2.33 %
AMORTIZATION	25 YEARS	40 YEARS	40 Years
TERM	5 YEARS	5 YEARS	Décembre 2026

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	180 162 \$	180 162 \$	180 162 \$
ANNUAL MORTGAGE COST	148 670 \$	172 969 \$	98 308 \$
NET CASH AFTER MORTGAGE	32 865 \$	8 566 \$	81 854 \$
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	2 369 000 \$	1 238 000 \$	2 037 294 \$
CASH ON CASH RETURN	1.39 %	0.69 %	4.02 %
RETURN ON LIQUIDITY + CAPITALIZATION	3.25 %	3.59 %	5.89 %
IRR WITH 2% MARKET APPRECIATION	7.04 %	10.85 %	10.31 %

COST PER UNIT
280 938 \$

GROSS REVENUE MULTIPLICATOR
17,6

NET REVENUE MULTIPLICATOR
24,9

FINANCING CAP RATE
4.01 %

