

# PMML

4021 SAINT-MARTIN O,  
CHOMEDEY  
19 UNITS AND 1 COMMERCIAL UNIT

FOR SALE



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## PROPERTY DESCRIPTION

TOP OF THE LINE BUILDING OF 20 UNITS IN LAVAL,  
CHOMEDEY. Built in 2018, this modern building is luxurious and  
attracts a quality clientele. Elevator, air conditioning, air  
exchanger, some units with 2 bathrooms, abundant  
fenestration, oversized terraces, indoor parking, fire sprinklers,  
etc... A brilliant, safe investment whose profitability will  
increase over the coming years of operation.

### HIGHLIGHTS

Wall mounted air conditioner in all units  
Automatic sprinklers  
8'6 " ceilings and 7' windows  
Oversized terraces

### ASKING PRICE

6 995 000 \$

+GST/PST on the commercial portion

**NUMBER OF UNITS**

14 x4.5 + 5 x3.5 + 1 commercial



**NUMBER OF PARKINGS**

19 indoor stalls  
+ 2 outdoor stalls

**RESPONSIBILITY FOR HOT WATER**

Tenant

**RESPONSIBILITY FOR HEATING**

Tenant

**RESPONSIBILITY FOR APPLIANCES**

Tenant





4021 Saint-Martin O, Chomedey



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# BUILDING DESCRIPTION

## GENERAL INFORMATIONS

### CADASTRAL NUMBER

1 220 066

### LAND AREA

18 375 sq.ft

## CONSTRUCTION

### YEAR BUILT

2018

### BUILDING TYPE

Detached

### CONSTRUCTION TYPE

Bricks and wood

## MUNICIPAL ASSESSMENT

### LAND

431 900\$

### BUILDING

3 819 400\$

### TOTAL

4 251 300\$

## CAPITAL SPENDINGS IN RECENT YEARS

## OTHER INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer. Camera and recorder surveillance network.

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. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

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## FEATURES

### HEATING SYSTEM

Electric baseboards

### HOT WATER SYSTEM

Independent tanks

### ELECTRICAL PANELS

Circuit breakers

### PLUMBING

Pex, PVC and cast iron

### WASHER AND DRYER OUTLET

In all the units

### LAUNDRY ROOM

N/A

### CONDITION OF THE KITCHENS

Beautiful design; central kitchen island

### CONDITION OF THE BATHROOMS

A few units have two bathrooms

### FLOOR COVERING

Ceramic, floating

### ENVIRONMENTAL STUDY

To be updated

### CONDITION OF ROOF

Two-layer elastomer

### SIDING

Stone, steel and fiber cement

### CONDITION OF BALCONIES

Oversized

### CONDITION OF DOORS

Triple

### CONDITION OF WINDOWS

Plentiful

### PARKING SURFACE

Indoor and outdoor

### INTERCOM SYSTEM

Intercom; Controlled Access

### FIRE ALARM SYSTEM

Sprinklers

### JANITOR AGREEMENT

Yes

### OTHER INFORMATION

Units for storage in the basement

# REVENUE

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		%	RPU(M)
RESIDENTIAL	385 500 \$	96 %	1 691 \$
COMMERCIAL	14 766 \$	4 %	1 231 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
<b>TOTAL REVENUE</b>	<b>400 266 \$</b>	<b>100 %</b>	<b>2 921 \$</b>

# EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	12 008 \$	3 %	600 \$
ADMINISTRATION	CMHC	15 530 \$	4 %	777 \$
MUNICIPAL TAXES	Actual	55 631 \$	14 %	2 782 \$
SCHOOL TAXES	Actual	4 521 \$	1 %	226 \$
INSURANCE	Actual	10 477 \$	3 %	524 \$
ELECTRICITY	Actual	6 767 \$	2 %	338 \$
HEATING				
SNOW REMOVAL	Actual	1 100 \$	0 %	55 \$
ELEVATOR	Actual	3 632 \$	1 %	182 \$
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	12 200 \$	3 %	610 \$
WAGES/JANITOR	CMHC	7 300 \$	2 %	365 \$
FURNITURE RESERVE				
	Actual	800 \$	0 %	40 \$
<b>TOTAL EXPENSES</b>		<b>129 966 \$</b>	<b>32 %</b>	<b>6 498 \$</b>
<b>NET INCOME</b>		<b>270 300 \$</b>		<b>13 515 \$</b>

# FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	3 553 000 \$	5 200 000 \$	
FINANCING CAP RATE	3.97 %	3.97 %	
DEBT COVERAGE RATIO	1.15	1.13	
INTEREST RATE	4.50 %	3.47 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

# CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	270 300 \$	270 300 \$	
ANNUAL MORTGAGE COST	235 979 \$	248 793 \$	
NET CASH AFTER MORTGAGE	35 421 \$	22 607 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	3 442 000 \$	1 795 000 \$	
CASH ON CASH RETURN	1.03 %	1.26 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3.33 %	4.82 %	
IRR WITH 2% MARKET APPRECIATION	7.39 %	12.61 %	

COST PER UNIT  
349 750 \$

GROSS REVENUE MULTIPLICATOR  
17,5

NET REVENUE MULTIPLICATOR  
25,9

FINANCING CAP RATE  
3.86 %









