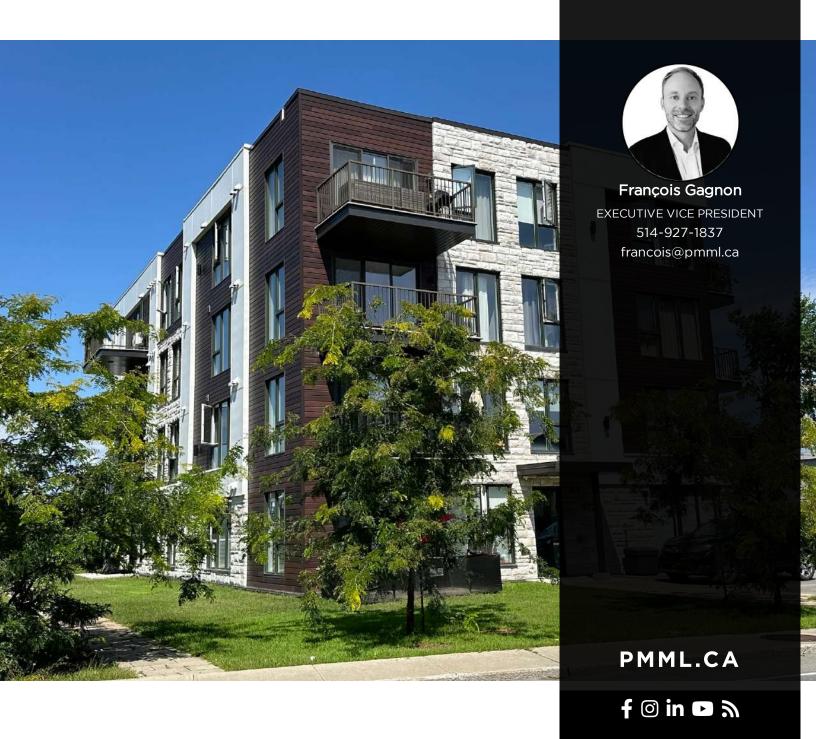
# **PMML**

# 4021 SAINT-MARTIN O, CHOMEDEY

19 UNITS AND 1 COMMERCIAL UNIT

**FOR SALE** 



# 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 9 9 5 0 0 0 \$

+GST/PST on the commercial portion

## NUMBER OF UNITS

# $14 \times 4.5 + 5 \times 3.5 + 1$ commercial



NUMBER OF PARKINGS

19 indoor stalls + 2 outdoor stalls

responsibility for hot water Tenant

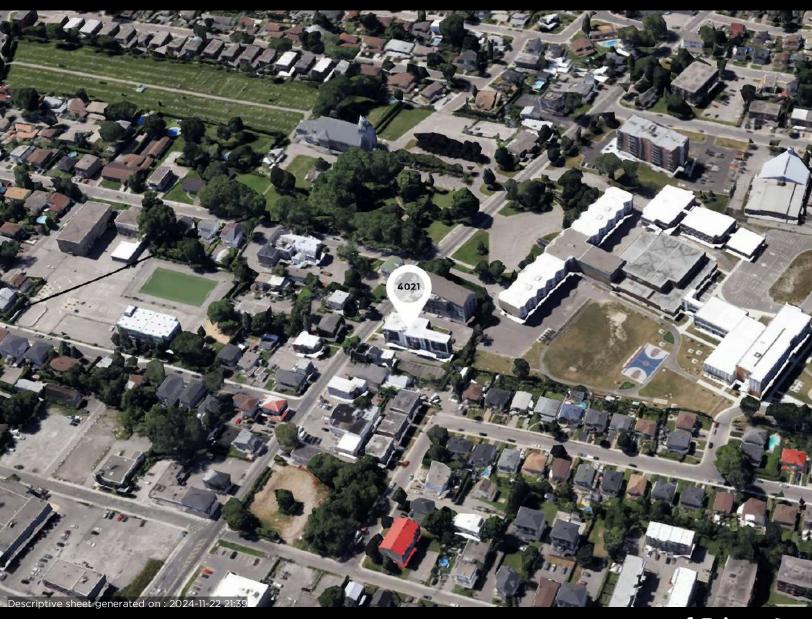
responsibility for heating
Tenant

responsibility for appliances
Tenant





4021 Saint-Martin O, Chomedey



## **BUILDING DESCRIPTION**

GENERAL INFORMATIONS

MUNICIPAL ASSESSMENT

**CADASTRAL NUMBER** 

1220 066

LAND AREA

18 375 sq.ft

**BUILDING** 

431 900\$

LAND

3 819 400\$

TOTAL

4 251 300\$

CONSTRUCTION

**YEAR BUILT** 

2018

**BUILDING TYPE** 

Detached

**CONSTRUCTION TYPE** 

Bricks and wood

## 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.









### **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

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

## **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 \$
TOTAL EXPENSES		129 966 \$	32 %	6 498 \$
NET INCOME		270 300 \$		13 515 \$

## FINANCING

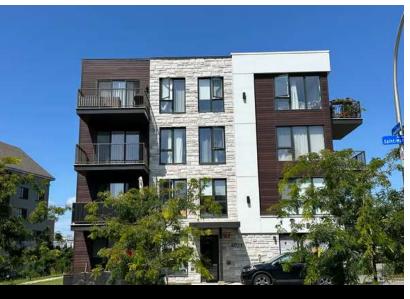
	CONVENTIONAL	СМНС	ASSUMPTION
MAXIMUM LOAN AMOUNT	3 553 000 \$	5 200 000 \$	
FINANCING CAP RATE	3.97 %	3.97 %	
DEBT COVERAGE RATIO	1.15	1.13	
INTEREST RATE	4.50 %	3.47 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

# **CASH FLOW**

	CONVENTIONAL	СМНС	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 \$	1795 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 %			

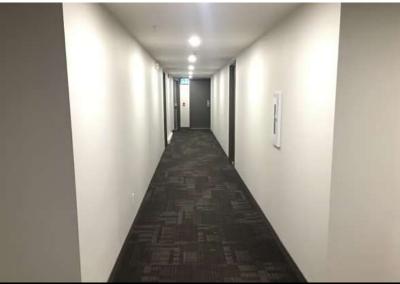


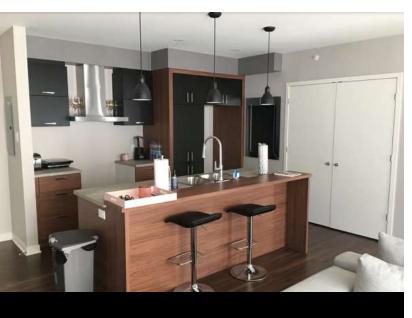




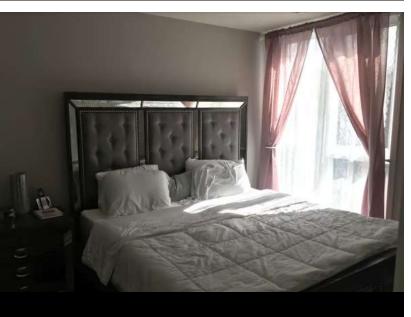








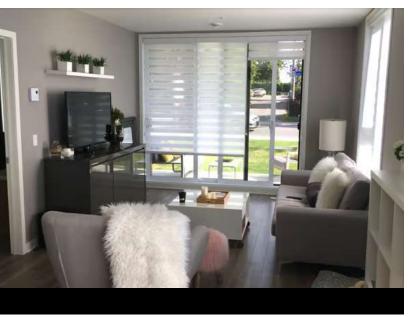




















COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



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