

PMML

524-534 4E RUE-DE-LA-POINTE,
SHAWINIGAN

10 UNITS AND 1 COMMERCIAL UNIT

FOR SALE



Sylvain Lacasse

EXECUTIVE VICE PRESIDENT

Real estate broker

418-953-4915

sylvain.lacasse@pmml.ca



PMML.CA



PROPERTY DESCRIPTION

Beautiful building located in downtown Shawinigan. Includes 1 x 6.5, 4 x 5.5, 1 x 4.5 and 4 x 3.5 units, plus commercial space. Nice variety of unit sizes, and the commercial space is available for owner-occupancy or conversion to residential use (to be confirmed with the City). Free City parking nearby.

HIGHLIGHTS

Located in the heart of downtown
Close to all services (restaurants, library, school, etc.)
Significant rent increase potential

ASKING PRICE

745 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

$$1 \times 6.5 + 4 \times 5.5 + 1 \times 4.5 + 3 \times 3.5$$



NUMBER OF PARKINGS
None

RESPONSIBILITY FOR HOT WATER

Tenant

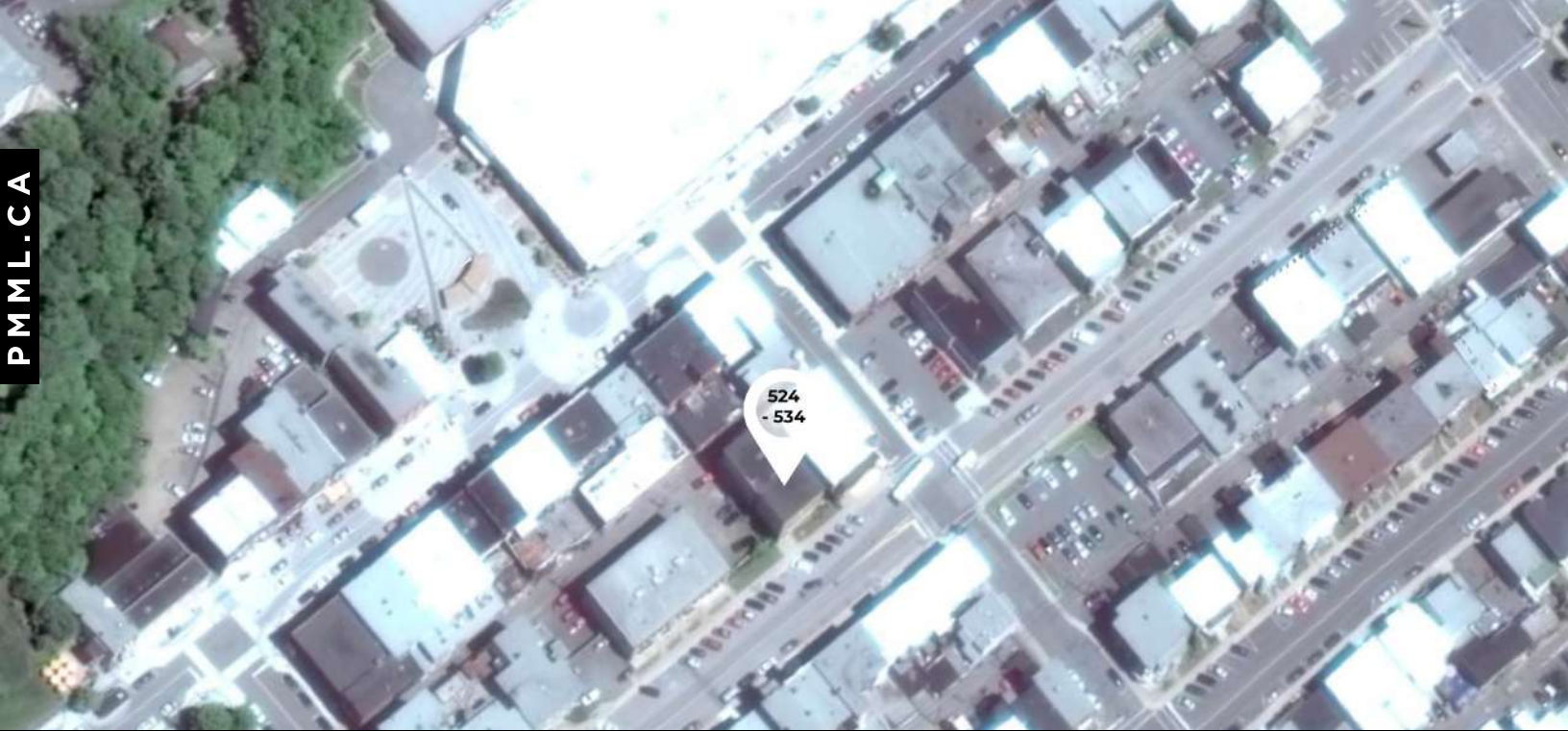
RESPONSIBILITY FOR HEATING

Tenant

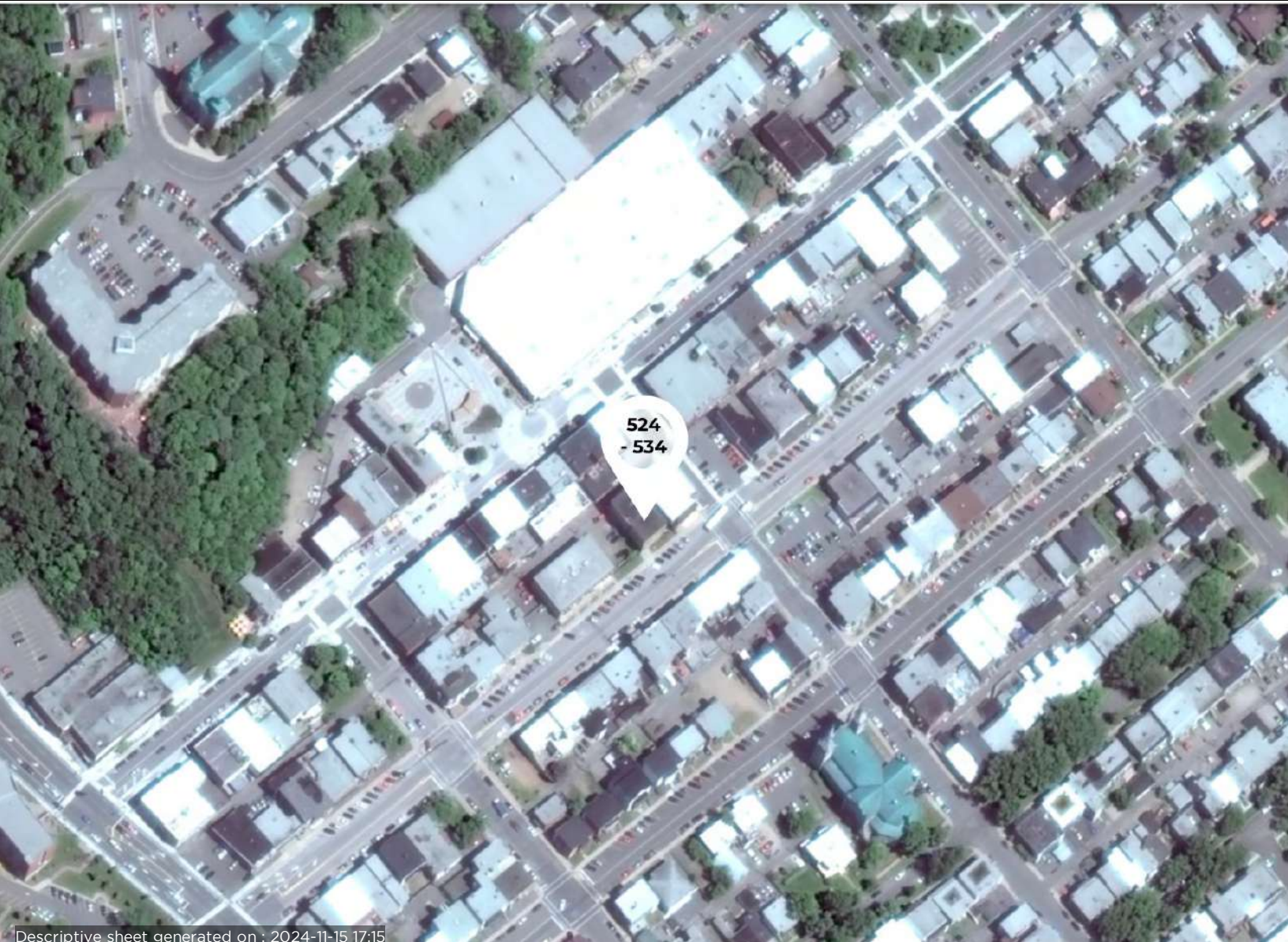
RESPONSIBILITY FOR APPLIANCES

Tenant





524-534 4e Rue-De-La-Pointe, Shawinigan



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 461 157

LAND AREA

4 600 sq. ft

CONSTRUCTION

YEAR BUILT

1908

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood and brick

MUNICIPAL ASSESSMENT

LAND

\$23 500

BUILDING

\$369 400

TOTAL

\$392 900

CAPITAL SPENDINGS IN RECENT YEARS

OTHER INFORMATION

The sale is made without any legal guarantee of quality, at the buyer's risk.
Take note that in the assessment role, the number of units is 11. However, there are currently 10 units in the building

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.

Descriptive sheet generated on : 2024-11-15 17:15



FEATURES

HEATING SYSTEM

Electric baseboards

HOT WATER SYSTEM

Independent tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper, Pex, Abs

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Floating, vinyl

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

To be checked during inspection

SIDING

Brick and sheet metal

CONDITION OF BALCONIES

Average condition

CONDITION OF DOORS

Good and average condition

CONDITION OF WINDOWS

Good and average condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

PMML.CA

		%	RPU(M)
RESIDENTIAL	99 360 \$	94 %	828 \$
COMMERCIAL	6 000 \$	6 %	500 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	105 360 \$	100 %	1 328 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 214 \$	4 %	383 \$
ADMINISTRATION	CMHC	4 299 \$	4 %	391 \$
MUNICIPAL TAXES	Actual	15 147 \$	14 %	1 377 \$
SCHOOL TAXES	Actual	351 \$	0 %	32 \$
INSURANCE	Actual	11 765 \$	11 %	1 070 \$
ELECTRICITY				
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	6 710 \$	6 %	610 \$
WAGES/JANITOR	CMHC	2 365 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		44 851 \$	43 %	4 077 \$
NET INCOME		60 509 \$		5 501 \$

FINANCING

PMML.CA

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	559 000 \$	633 000 \$	
FINANCING CAP RATE	6.8 %	5.25 %	
DEBT COVERAGE RATIO	1.2	1.1	
INTEREST RATE	5.83 %	4.83 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	60 509 \$	60 509 \$	
ANNUAL MORTGAGE COST	42 243 \$	37 706 \$	
NET CASH AFTER MORTGAGE	18 266 \$	22 803 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	186 000 \$	112 000 \$	
CASH ON CASH RETURN	9.82 %	20.36 %	
RETURN ON LIQUIDITY + CAPITALIZATION	15.36 %	25.46 %	
IRR WITH 2% MARKET APPRECIATION	23.38 %	38.76 %	

COST PER UNIT
67 727 \$

GROSS REVENUE MULTIPLICATOR
7,1

NET REVENUE MULTIPLICATOR
12,3

FINANCING CAP RATE
8.12 %

