

PMML

138 LAVAL,
GATINEAU

FOR SALE



Elias Toth

819-664-6884

elias.toth@pmml.ca



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PROPERTY DESCRIPTION

Discover this 8-unit, 1-bedroom apartment building located in downtown Hull, just 3 minutes from Ottawa. Generating over \$118,000 in gross annual income with excellent financial ratios, this property is a top investment choice. Close to government offices, universities, schools, hospitals, and shops. A rare opportunity in a highly sought-after area. Possibility to rent furnished units month-to-month to further optimize revenue

HIGHLIGHTS

Located right in front of one of the largest parks on Hull , featuring a community pool, tennis court, and green spaces.
Walking distance to government offices, universities, colleges, and the restaurants and bars on Promenade du Portage.
Not heated - Not lit - Hot water included.
8 refrigerators and stoves included.

ASKING PRICE

1 599 000 \$

NUMBER OF UNITS

8 x 3 1/2



NUMBER OF PARKINGS
To be Verified

RESPONSIBILITY FOR HOT WATER

Owner

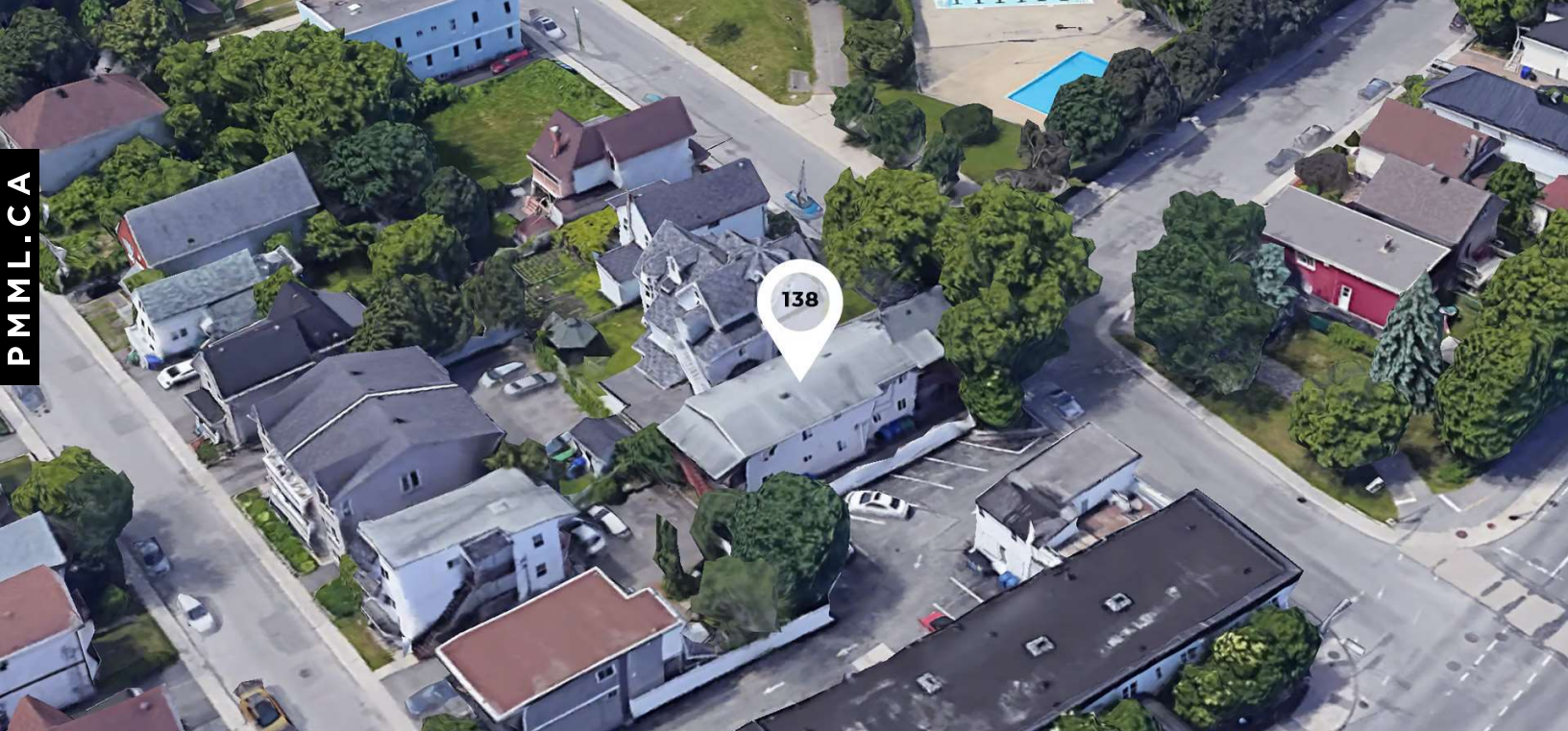
RESPONSIBILITY FOR HEATING

Tenant

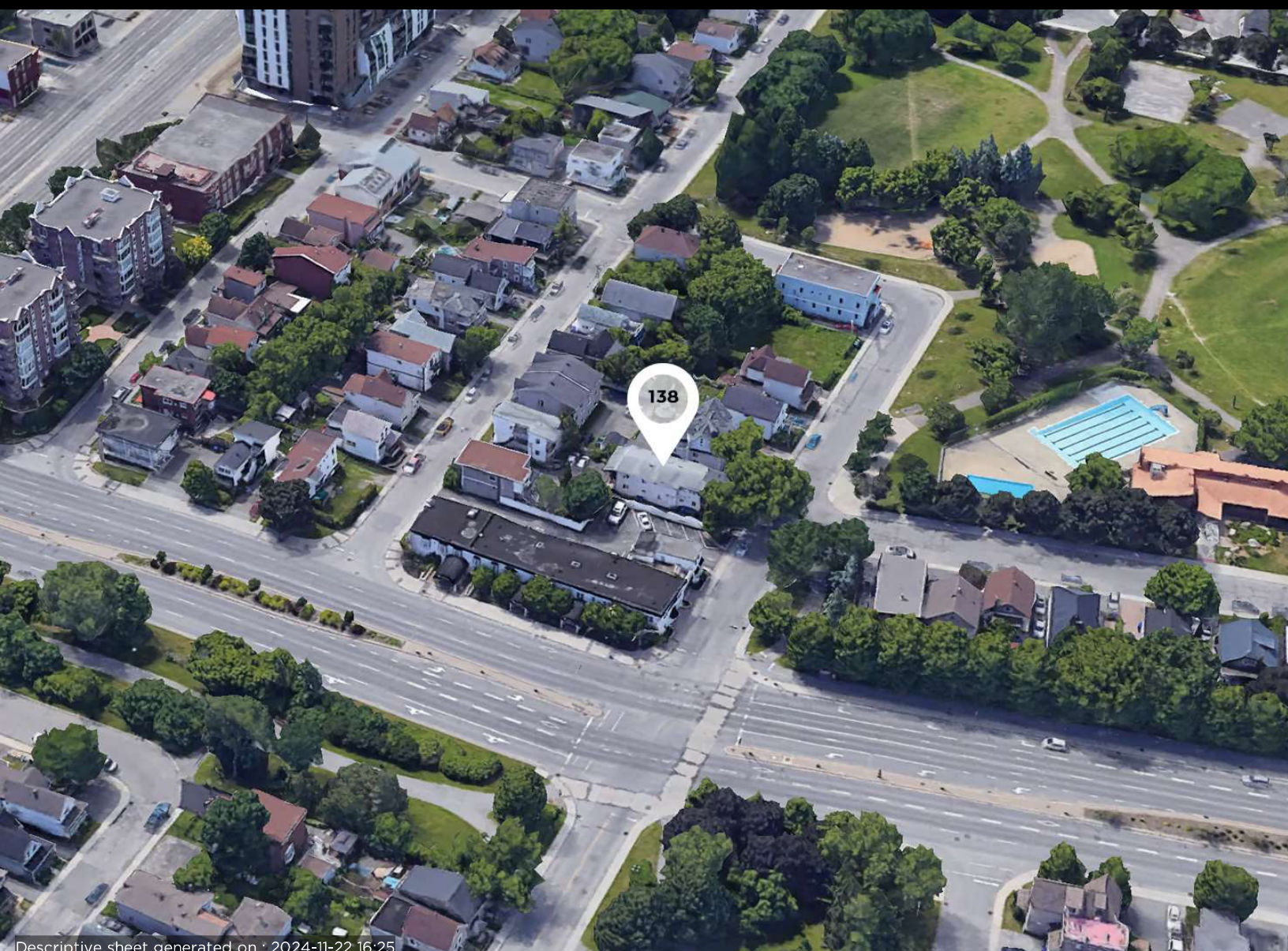
RESPONSIBILITY FOR APPLIANCES

Owner





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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 620 959

LAND AREA

2 806 sq.ft.

CONSTRUCTION

YEAR BUILT

1870

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

208 500 \$

BUILDING

807 700 \$

TOTAL

1 016 200 \$

CAPITAL SPENDINGS IN RECENT YEARS

Painting and hardwood flooring redone in several of the units.
Stone foundation waterproofed with sprayed urethane.

OTHER INFORMATION

5 Min from the University of Quebec in Outaouais

7 Min from the University of Ottawa

Surrounded by government buildings

This sale is made without legal warranty of quality, at the buyer's risk.

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

Electrical

HOT WATER SYSTEM

Natural gas

ELECTRICAL PANELS

To be Verified

PLUMBING

To be Verified

WASHER AND DRYER OUTLET

No

LAUNDRY ROOM

Non

CONDITION OF THE KITCHENS

To be Verified

CONDITION OF THE BATHROOMS

To be Verified

FLOOR COVERING

To be Verified

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

To be Verified

SIDING

Vinyl

CONDITION OF BALCONIES

To be Verified

CONDITION OF DOORS

To be Verified

CONDITION OF WINDOWS

To be Verified

PARKING SURFACE

Outdoor

INTERCOM SYSTEM

N/A

FIRE ALARM SYSTEM

N/A

JANITOR AGREEMENT

N/A

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	118 440 \$	100 %	1 234 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	118 440 \$	100 %	1 234 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 738 \$	4 %	592 \$
ADMINISTRATION	CMHC	4 832 \$	4 %	604 \$
MUNICIPAL TAXES	Actual	8 197 \$	7 %	1 025 \$
SCHOOL TAXES	Actual	586 \$	0 %	73 \$
INSURANCE	Actual	4 885 \$	4 %	611 \$
ELECTRICITY				
HEATING	Actual	2 625 \$	2 %	328 \$
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL	Actual	384 \$	0 %	48 \$
MAINTENANCE RESERVE	CMHC	4 880 \$	4 %	610 \$
WAGES/JANITOR	CMHC	1 720 \$	1 %	215 \$
FURNITURE RESERVE				
	Actual	2 241 \$	2 %	280 \$
TOTAL EXPENSES		35 088 \$	30 %	4 386 \$
NET INCOME		83 352 \$		10 419 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	1 079 000 \$	1 439 000 \$	
FINANCING CAP RATE	5,82 %	5,24 %	
DEBT COVERAGE RATIO	1,21	1,17	
INTEREST RATE	5,00 %	4,00 %	
AMORTIZATION	30 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	83 352 \$	83 352 \$	
ANNUAL MORTGAGE COST	69 102 \$	76 197 \$	
NET CASH AFTER MORTGAGE	14 634 \$	7 539 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	520 000 \$	160 000 \$	
CASH ON CASH RETURN	2,81 %	4,71 %	
RETURN ON LIQUIDITY + CAPITALIZATION	5,90 %	14,66 %	
IRR WITH 2% MARKET APPRECIATION	12,05 %	34,65 %	

COST PER UNIT
199 875 \$

GROSS REVENUE MULTIPLICATOR
13,5

NET REVENUE MULTIPLICATOR
19,2

FINANCING CAP RATE
5.21 %

