

934 - 950 NOTRE-DAME CENTRE,
TROIS-RIVIÈRES

4 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



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PMML.CA



PROPERTY DESCRIPTION

Very nice building well located in the heart of the city in Trois-Rivières. 4 great units that have kept the stamp of the past and 2 commercial premises. Heating, hot water and electricity are paid by tenants. Commercial premises enjoy air conditioning and large storage in the basement. There are 5 parking lots which are rare in the sector.

HIGHLIGHTS

Very good location
Building in good general condition

ASKING PRICE

895 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

4 x 5.5 and 2 commercial spaces



NUMBER OF PARKINGS

5 spots

RESPONSIBILITY FOR HOT WATER

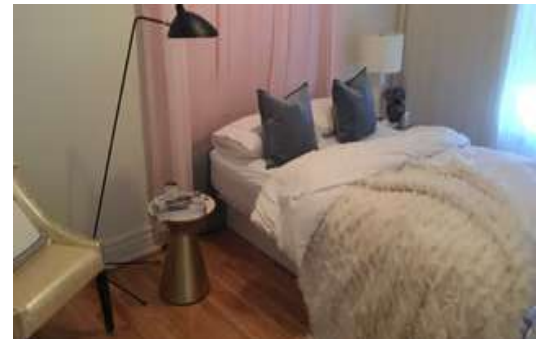
Tenants

RESPONSIBILITY FOR HEATING

Tenants

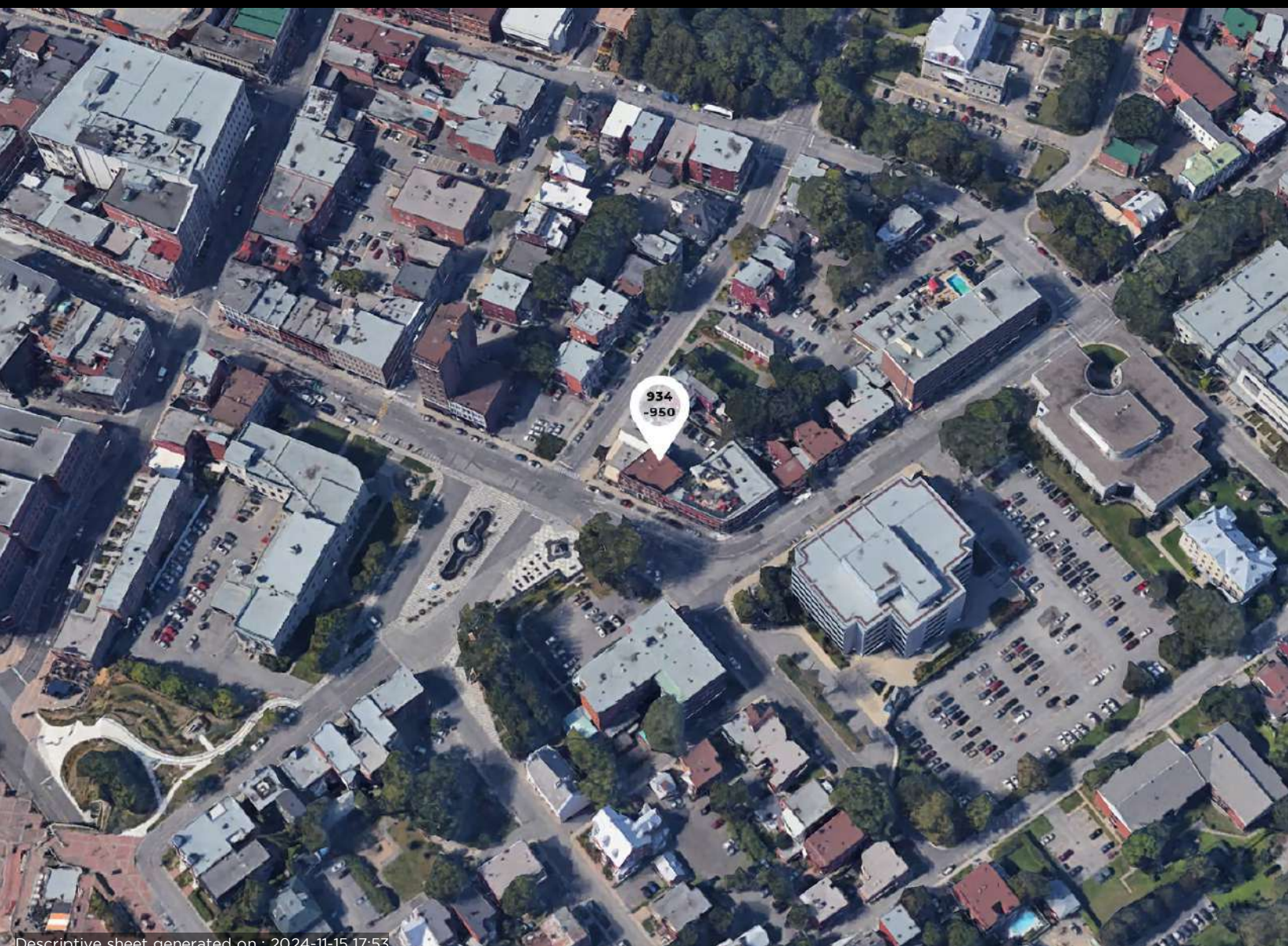
RESPONSIBILITY FOR APPLIANCES

Tenants





934 - 950 Notre-Dame Centre, Trois-Rivières



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1210513

LAND AREA

365.80 m2

CONSTRUCTION

YEAR BUILT

1926

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Wood and brick

MUNICIPAL ASSESSMENT

LAND

73 200\$

BUILDING

313 500\$

TOTAL

386 700\$

CAPITAL SPENDINGS IN RECENT YEARS

OTHER INFORMATION

The sale is made without a legal warranty of quality to the risks and perils of the buyer

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

Independant tanks

ELECTRICAL PANELS

Breakers

PLUMBING

Abs, Pex, copper

WASHER AND DRYER OUTLET

In each unit

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Wood, ceramic, vinyl

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

About 20 ans

SIDING

Brick

CONDITION OF BALCONIES

Fiber glass - Good condition

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Buzzer

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

Air conditioning in commercial spaces

REVENUE

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		%	RPU(M)
RESIDENTIAL	54 180 \$	60 %	1 129 \$
COMMERCIAL	31 500 \$	35 %	1 313 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
	4 153 \$	5 %	58 \$
TOTAL REVENUE	89 833 \$	100 %	2 441 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	3 593 \$	4 %	599 \$
ADMINISTRATION	CMHC	3 665 \$	4 %	611 \$
MUNICIPAL TAXES	Actual	9 717 \$	11 %	1 620 \$
SCHOOL TAXES	Actual	331 \$	0 %	55 \$
INSURANCE	Actual	6 965 \$	8 %	1 161 \$
ELECTRICITY				
HEATING				
SNOW REMOVAL	Actual	1 046 \$	1 %	174 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	4 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	1 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		30 267 \$	34 %	5 045 \$
NET INCOME		59 566 \$		9 928 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	671 000 \$		
FINANCING CAP RATE	6.55 %		
DEBT COVERAGE RATIO	1.2		
INTEREST RATE	5.43 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	59 566 \$		
ANNUAL MORTGAGE COST	48 821 \$		
NET CASH AFTER MORTGAGE	11 791 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	224 000 \$		
CASH ON CASH RETURN	5.26 %		
RETURN ON LIQUIDITY + CAPITALIZATION	11.12 %		
IRR WITH 2% MARKET APPRECIATION	19.11 %		

COST PER UNIT
149 167 \$

GROSS REVENUE MULTIPLICATOR
10,0

NET REVENUE MULTIPLICATOR
15,0

FINANCING CAP RATE
6.66 %

