

PMML

3 CODERRE, SAINT-JACQUES

FOR SALE



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FIRST VICE PRESIDENT

Real estate broker

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PMML.CA



PROPERTY DESCRIPTION

Building largely rebuilt in 2021 following a fire. Original construction in 2008. Building in excellent condition located at the end of a roundabout on a recent, homogeneous street. Large, bright two-bedroom apartments with front and rear balconies. Good tenants.

HIGHLIGHTS

Close to main street
Easy access via route 158
About 20 minutes from Joliette and 40 minutes from Laval
Beautiful building

ASKING PRICE

1 500 000 \$

NUMBER OF UNITS

6 X 4.5



NUMBER OF PARKINGS

10 spaces

RESPONSIBILITY FOR HOT WATER

Tenants

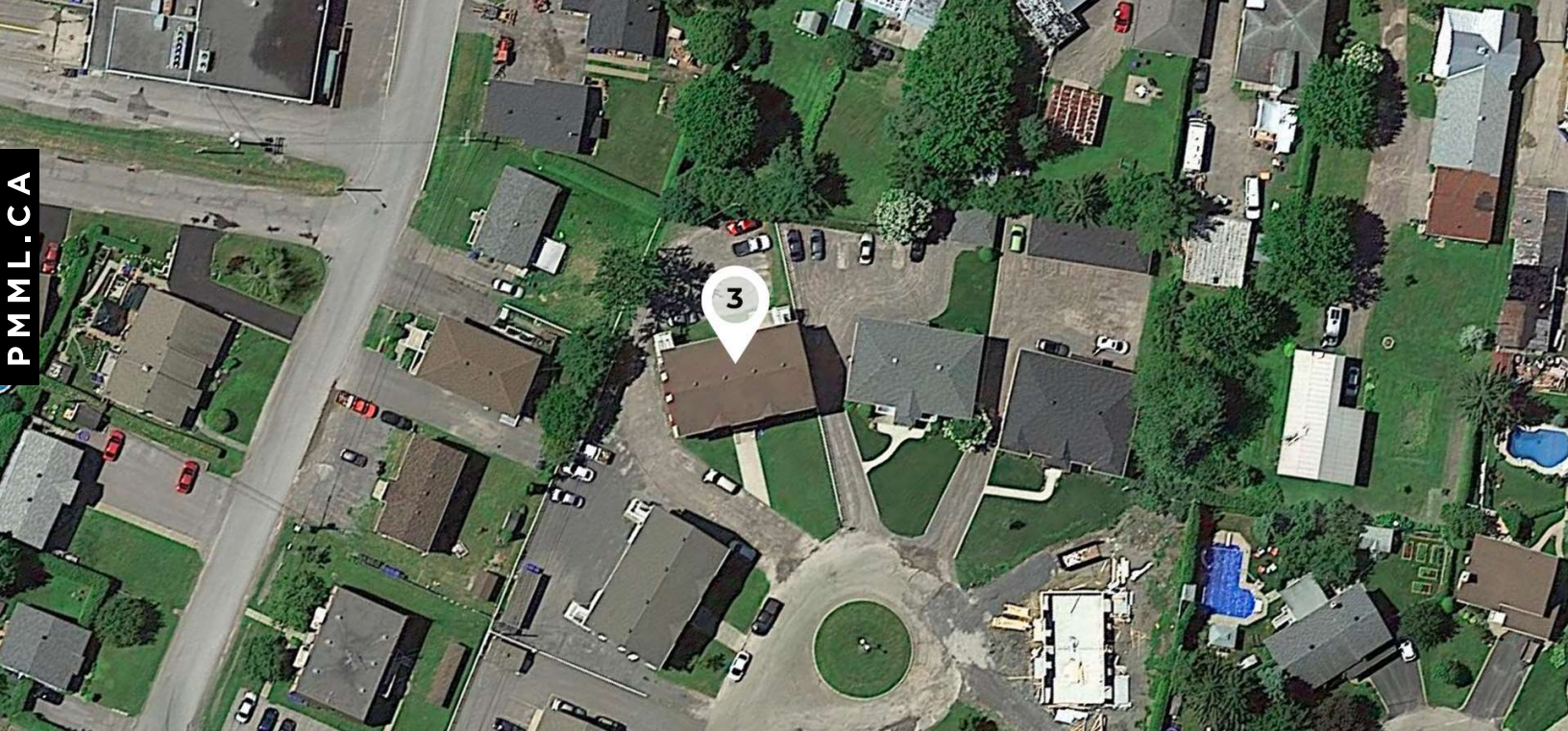
RESPONSIBILITY FOR HEATING

Tenants

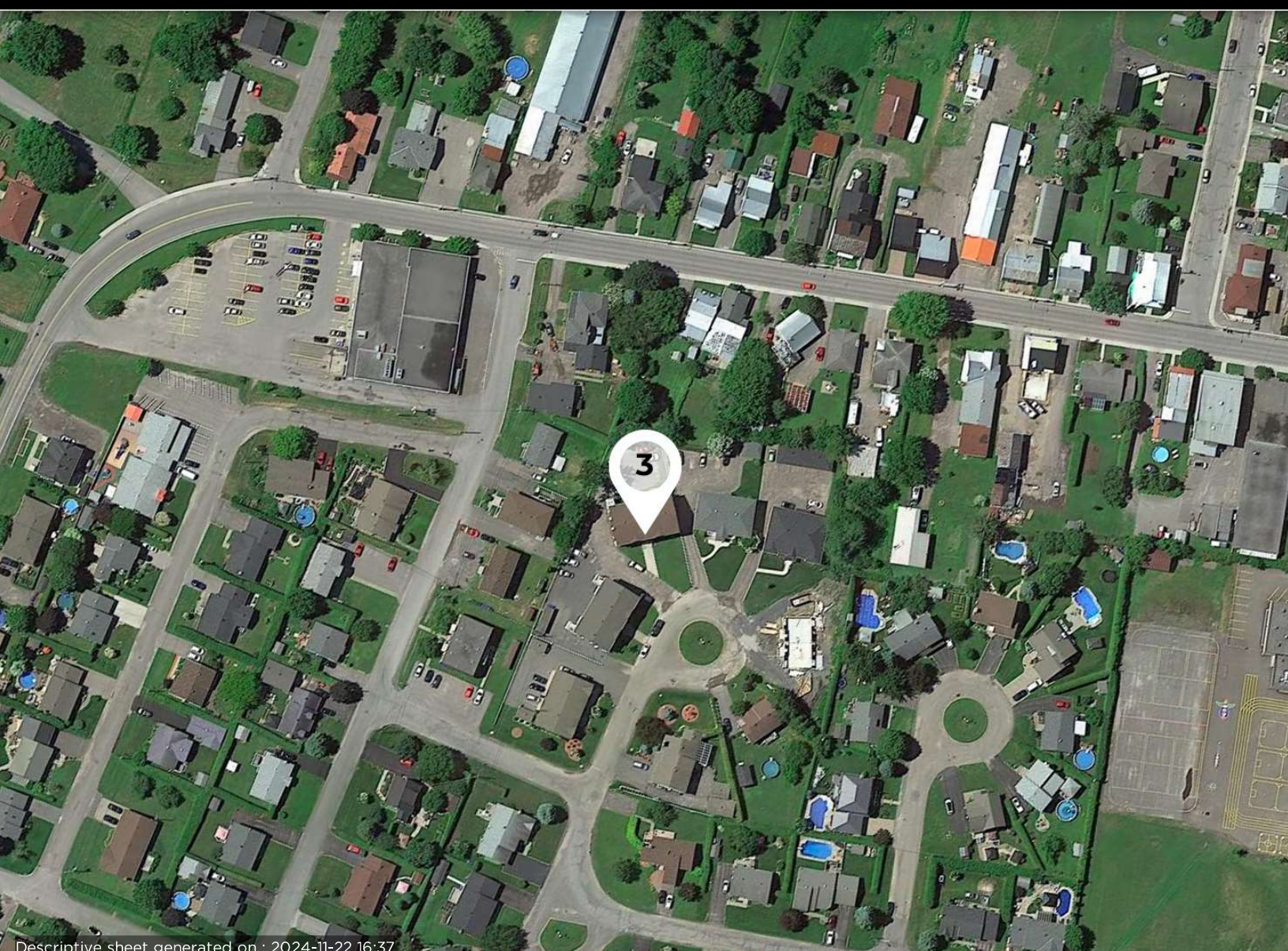
RESPONSIBILITY FOR APPLIANCES

Tenants





3 Coderre, Saint-Jacques



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 024 649

LAND AREA

12 648 sq.ft

CONSTRUCTION

YEAR BUILT

2008

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood

MUNICIPAL ASSESSMENT

LAND

160 900 \$

BUILDING

592 100 \$

TOTAL

753 000 \$

CAPITAL SPENDINGS IN RECENT YEARS

Electricity
Roofing
Plumbing
Exterior siding
Doors and windows
Kitchens
Bathrooms

OTHER INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer.
The buyer is responsible for verifying the applicable taxes on the sale price.

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

Water heaters

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Good condition

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

None

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Floating and ceramic

ENVIRONMENTAL STUDY

To be verified

CONDITION OF ROOF

2021

SIDING

Canexel

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Yes

FIRE ALARM SYSTEM

Smoke detector

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	87 132 \$	100 %	1 210 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	87 132 \$	100 %	1 210 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 614 \$	3 %	436 \$
ADMINISTRATION	CMHC	3 592 \$	4 %	599 \$
MUNICIPAL TAXES	Actual	10 068 \$	12 %	1 678 \$
SCHOOL TAXES	Actual	329 \$	0 %	55 \$
INSURANCE	Actual	4 012 \$	5 %	669 \$
ELECTRICITY	Actual	304 \$	0 %	51 \$
HEATING				
SNOW REMOVAL	Actual	1 610 \$	2 %	268 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	4 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	1 %	215 \$
FURNITURE RESERVE				
LAWN	Actual	661 \$	1 %	110 \$
TOTAL EXPENSES		28 140 \$	32 %	4 690 \$
NET INCOME		58 992 \$		9 832 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT		1 069 000 \$	
FINANCING CAP RATE		4,82 %	
DEBT COVERAGE RATIO		1,1	
INTEREST RATE		4,22 %	
AMORTIZATION		40 YEARS	
TERM		5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE		58 992 \$	
ANNUAL MORTGAGE COST		58 446 \$	
NET CASH AFTER MORTGAGE		2 156 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED		431 000 \$	
CASH ON CASH RETURN		0,50 %	
RETURN ON LIQUIDITY + CAPITALIZATION		3,10 %	
IRR WITH 2% MARKET APPRECIATION		10,06 %	

COST PER UNIT
250 000 \$

GROSS REVENUE MULTIPLICATOR
17,2

NET REVENUE MULTIPLICATOR
25,4

FINANCING CAP RATE
3.93 %

