

# PMML

3375 GELINEAU,  
SAINT-HUBERT

8 UNITS

FOR SALE



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**PMML.CA**



## PROPERTY DESCRIPTION

An 8-unit building, all 5.5 units, centrally located in the St-Hubert residential district. Close to parks, schools and major routes, this asset attracts a professional and family clientele, with incomes reflecting the quality of the units renovation. Energy costs are the responsibility of the tenants, who all have their own storage space and at least one parking space.

### HIGHLIGHTS

3 units left to optimize income.

Shopping center with pharmacy, grocery store and other shops within walking distance.

Next to park Pierre-Laporte

### ASKING PRICE

2 500 000 \$

**NUMBER OF UNITS**

8 x 5.5



**NUMBER OF PARKINGS**

12 spaces

**RESPONSIBILITY FOR HOT WATER**

Owner / Tenant

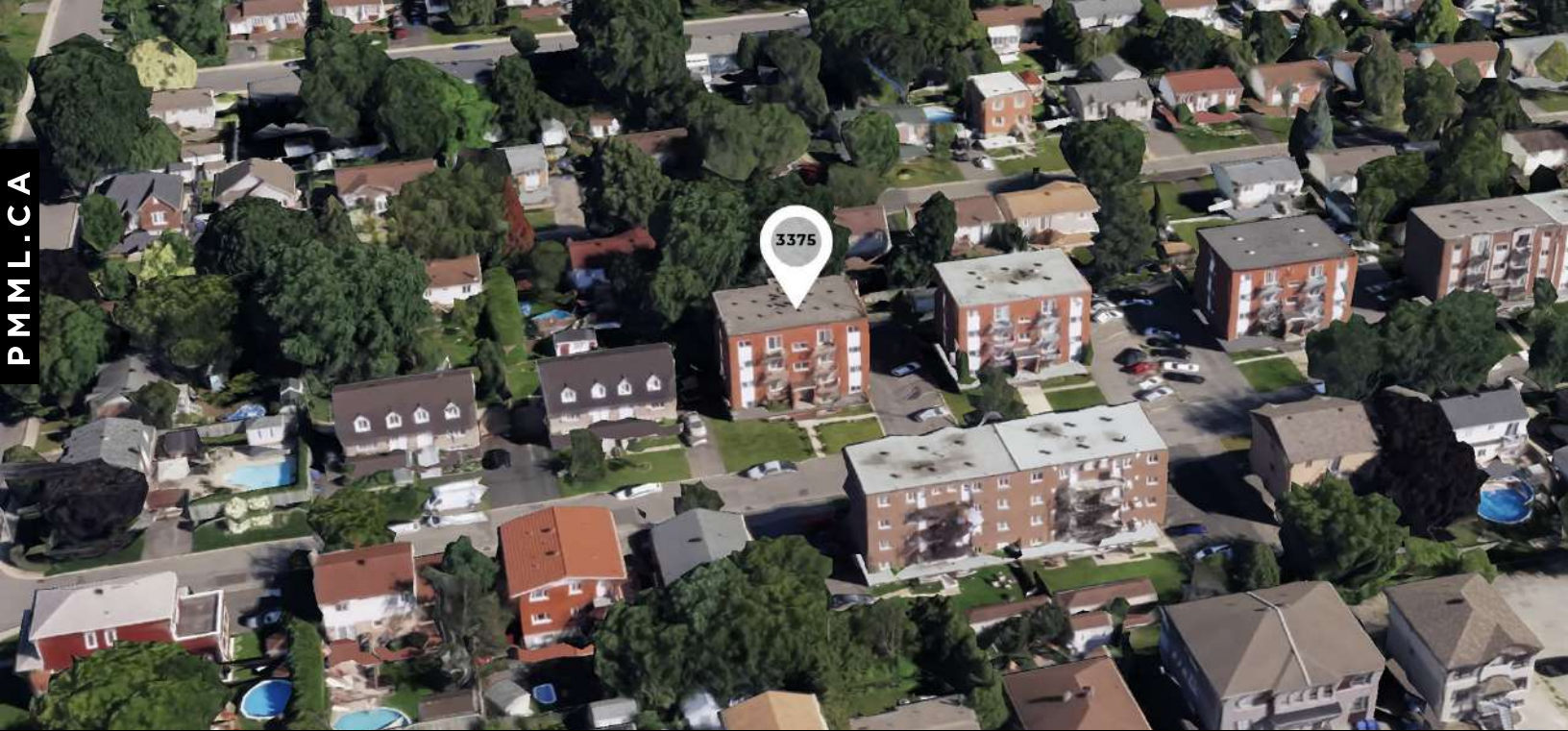
**RESPONSIBILITY FOR HEATING**

Tenant

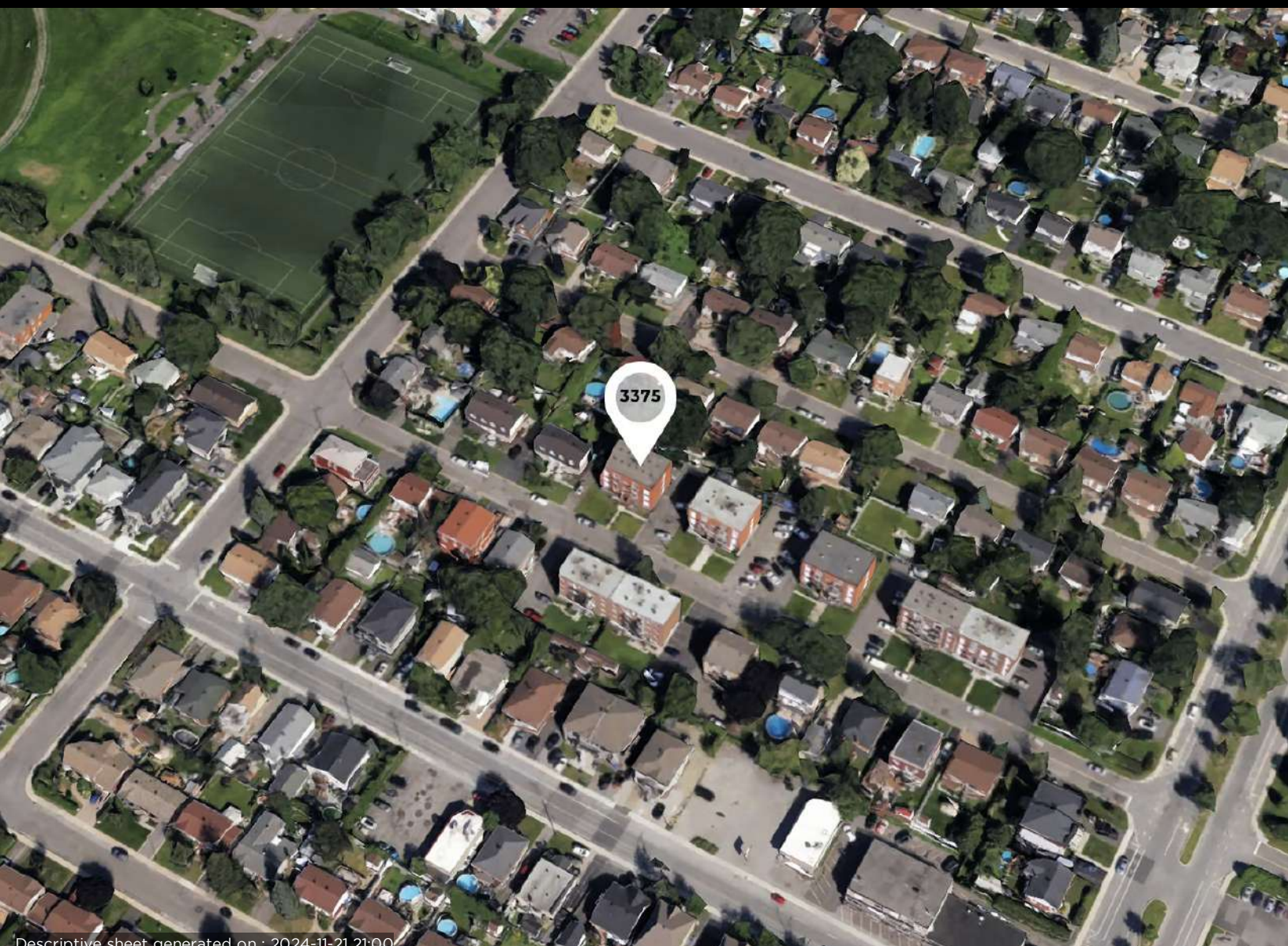
**RESPONSIBILITY FOR APPLIANCES**

Tenant





3375 Gelineau, Saint-Hubert



# BUILDING DESCRIPTION

## GENERAL INFORMATIONS

### CADASTRAL NUMBER

2 200 075

### LAND AREA

8 190 sq. ft.

## CONSTRUCTION

### YEAR BUILT

1978

### BUILDING TYPE

Detached

### CONSTRUCTION TYPE

Brick and wood / Concrete

## MUNICIPAL ASSESSMENT

### LAND

304 400 \$

### BUILDING

856 200 \$

### TOTAL

1 160 600 \$

## CAPITAL SPENDINGS IN RECENT YEARS

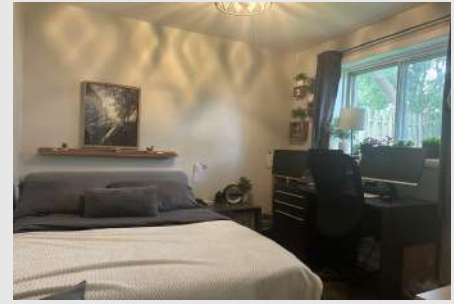
The following apartments completely renovated: Apts: 1,2,5,7 and 8

## OTHER INFORMATION

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

Electric baseboards

### HOT WATER SYSTEM

Independent tanks

### ELECTRICAL PANELS

Circuite breakers

### PLUMBING

To be verified

### WASHER AND DRYER OUTLET

In each unit

### LAUNDRY ROOM

No

### CONDITION OF THE KITCHENS

Good condition for non-renovated units, excellent condition for renovated units

### CONDITION OF THE BATHROOMS

Good condition for non-renovated units, excellent condition for renovated units

### FLOOR COVERING

Floating / Ceramic

### ENVIRONMENTAL STUDY

Phase I

### CONDITION OF ROOF

Good condition

### SIDING

Brick

### CONDITION OF BALCONIES

To be verified

### CONDITION OF DOORS

Apt. 2 renovated / To be verified

### CONDITION OF WINDOWS

Apt. 2 renovated / To be verified

### PARKING SURFACE

Exterior

### INTERCOM SYSTEM

Yes

### FIRE ALARM SYSTEM

No

### JANITOR AGREEMENT

Yes

### OTHER INFORMATION

# REVENUE

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		%	RPU(M)
RESIDENTIAL	136 200 \$	100 %	1 419 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
<b>TOTAL REVENUE</b>	<b>136 200 \$</b>	<b>100 %</b>	<b>1 419 \$</b>

# EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	5 448 \$	4 %	681 \$
ADMINISTRATION	CMHC	5 557 \$	4 %	695 \$
MUNICIPAL TAXES	Actual	10 641 \$	8 %	1 330 \$
SCHOOL TAXES	Actual	1 019 \$	1 %	127 \$
INSURANCE	Actual	3 582 \$	3 %	448 \$
ELECTRICITY	Actual	724 \$	1 %	91 \$
HEATING				
SNOW REMOVAL	Estimated	1 000 \$	1 %	125 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	4 880 \$	4 %	610 \$
WAGES/JANITOR	CMHC	1 720 \$	1 %	215 \$
FURNITURE RESERVE				
<b>TOTAL EXPENSES</b>		<b>34 571 \$</b>	<b>25 %</b>	<b>4 321 \$</b>
<b>NET INCOME</b>		<b>101 629 \$</b>		<b>12 704 \$</b>

# FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	1 148 000 \$	1 897 000 \$	
FINANCING CAP RATE	6.7 %	4.6 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	5.25 %	3.90 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

# CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	101 629 \$	101 629 \$	
ANNUAL MORTGAGE COST	82 094 \$	98 980 \$	
NET CASH AFTER MORTGAGE	20 535 \$	3 650 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	1 352 000 \$	603 000 \$	
CASH ON CASH RETURN	1.52 %	0.60 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3.22 %	4.17 %	
IRR WITH 2% MARKET APPRECIATION	6.92 %	12.46 %	

COST PER UNIT  
312 500 \$

GROSS REVENUE MULTIPLICATOR  
18,4

NET REVENUE MULTIPLICATOR  
24,6

FINANCING CAP RATE  
4.07 %



