

PMML

451 RUE DUFFERIN,
STANSTEAD

FOR SALE



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PROPERTY DESCRIPTION

6 units in 3 large annex buildings. Located near services, close to Collège Stanstead (private high school), minutes from granite companies and the U.S. border - in short, a strategic location to maximize rental income. Very good income and great potential for optimization.

HIGHLIGHTS

Very good rental income

Easy to rent (high demand)

Minutes from granite factories and U.S. border. 40 min from Sherbrooke

Residential and commercial zoning (3 to 8 units)

ASKING PRICE

1 250 000 \$

NUMBER OF UNITS

6



NUMBER OF PARKINGS

12

RESPONSIBILITY FOR HOT WATER

Owner

RESPONSIBILITY FOR HEATING

Owner

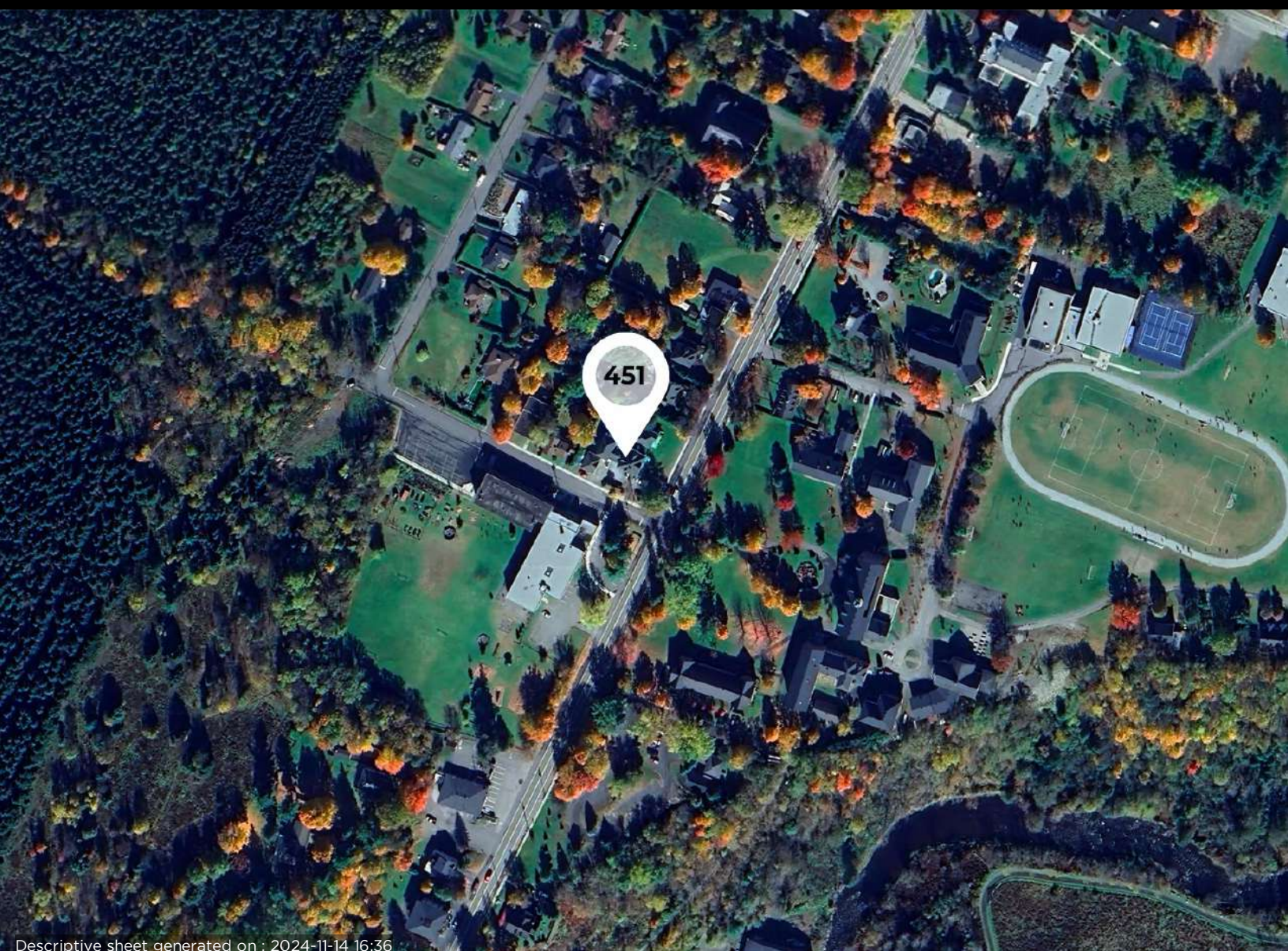
RESPONSIBILITY FOR APPLIANCES

Owner





451 Rue Dufferin, Stanstead



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

5075848

LAND AREA

2 452,6 sqm

CONSTRUCTION

YEAR BUILT

1900

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood

MUNICIPAL ASSESSMENT

LAND

40 600\$

BUILDING

396 400\$

TOTAL

437 000\$

CAPITAL SPENDINGS IN RECENT YEARS

A drain was installed on the parking lot side + urethane and polyurethane membrane
2 windows and 2 balconies replaced on parking side
Changed 26 windows and 5 steel doors, added electric meter, added 4 washer/dryer inlets
Replaced 95 feet of sewer pipe

OTHER INFORMATION

Viewing on accepted promise to purchase only

The SELLER does not give any legal warranty of quality to the purchaser. However, the latter does not waive the legal warranties given by the previous owners and received by the SELLER upon its acquisition of the property, which are hereby assigned to the purchaser.

Dwelling 451-4 rented as a room (7 rooms in total)

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 baseboard

HOT WATER SYSTEM

Tanks

ELECTRICAL PANELS

N/A

PLUMBING

N/A

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good

CONDITION OF THE BATHROOMS

Good

FLOOR COVERING

Floating, wood, linoleum

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

2013 (to be verified)

SIDING

Wood, vinyl

CONDITION OF BALCONIES

N/A

CONDITION OF DOORS

N/A

CONDITION OF WINDOWS

Good

PARKING SURFACE

Driveway, Gravel

INTERCOM SYSTEM

N/A

FIRE ALARM SYSTEM

N/A

JANITOR AGREEMENT

To be verified

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	138 720 \$	100 %	1 927 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	138 720 \$	100 %	1 927 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 162 \$	3 %	694 \$
ADMINISTRATION	CMHC	5 719 \$	4 %	953 \$
MUNICIPAL TAXES	Actual	5 995 \$	4 %	999 \$
SCHOOL TAXES	Actual	377 \$	0 %	63 \$
INSURANCE	Actual	13 950 \$	10 %	2 325 \$
ELECTRICITY	Actual	16 798 \$	12 %	2 800 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	3 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	1 %	215 \$
FURNITURE RESERVE				
	Actual	966 \$	1 %	161 \$
TOTAL EXPENSES		52 917 \$	38 %	8 820 \$
NET INCOME		85 803 \$		14 301 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	931 000 \$	1 063 000 \$	
FINANCING CAP RATE	6.91 %	5.3 %	
DEBT COVERAGE RATIO	1.2	1.1	
INTEREST RATE	6.00 %	4.52 %	
AMORTIZATION	25 YEARS	35 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	85 803 \$	85 803 \$	
ANNUAL MORTGAGE COST	71 479 \$	63 716 \$	
NET CASH AFTER MORTGAGE	14 324 \$	22 087 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	319 000 \$	187 000 \$	
CASH ON CASH RETURN	4.49 %	11.81 %	
RETURN ON LIQUIDITY + CAPITALIZATION	9.74 %	19.09 %	
IRR WITH 2% MARKET APPRECIATION	17.58 %	32.46 %	

COST PER UNIT
208 333 \$

GROSS REVENUE MULTIPLICATOR
9,0

NET REVENUE MULTIPLICATOR
14,6

FINANCING CAP RATE
6.86 %



