

PMML

8595 AVENUE DES SAULES,
BÉCANCOUR

17 UNITS

FOR SALE



Samuel Lapointe

EXECUTIVE VICE PRESIDENT

Real estate broker

Team Samuel Lapointe

450-512-7859

samuel.lapointe@pmml.ca



PMML.CA



PROPERTY DESCRIPTION

This 17-bedroom building, nestled in the south of Bécancour, boasts robust construction and exceptional potential. With its many rooms, it presents a unique opportunity for a variety of lucrative uses. The forthcoming Filière de Batterie de Bécancour adds a strategic dimension, attracting an influx of potential workers.

HIGHLIGHTS

Battery Factory
Economic dynamism
Developed infrastructure
Real estate potential

ASKING PRICE

925 000 \$

NUMBER OF UNITS

17 x 1.5



NUMBER OF PARKINGS
To be verified

RESPONSIBILITY FOR HOT WATER

Owner

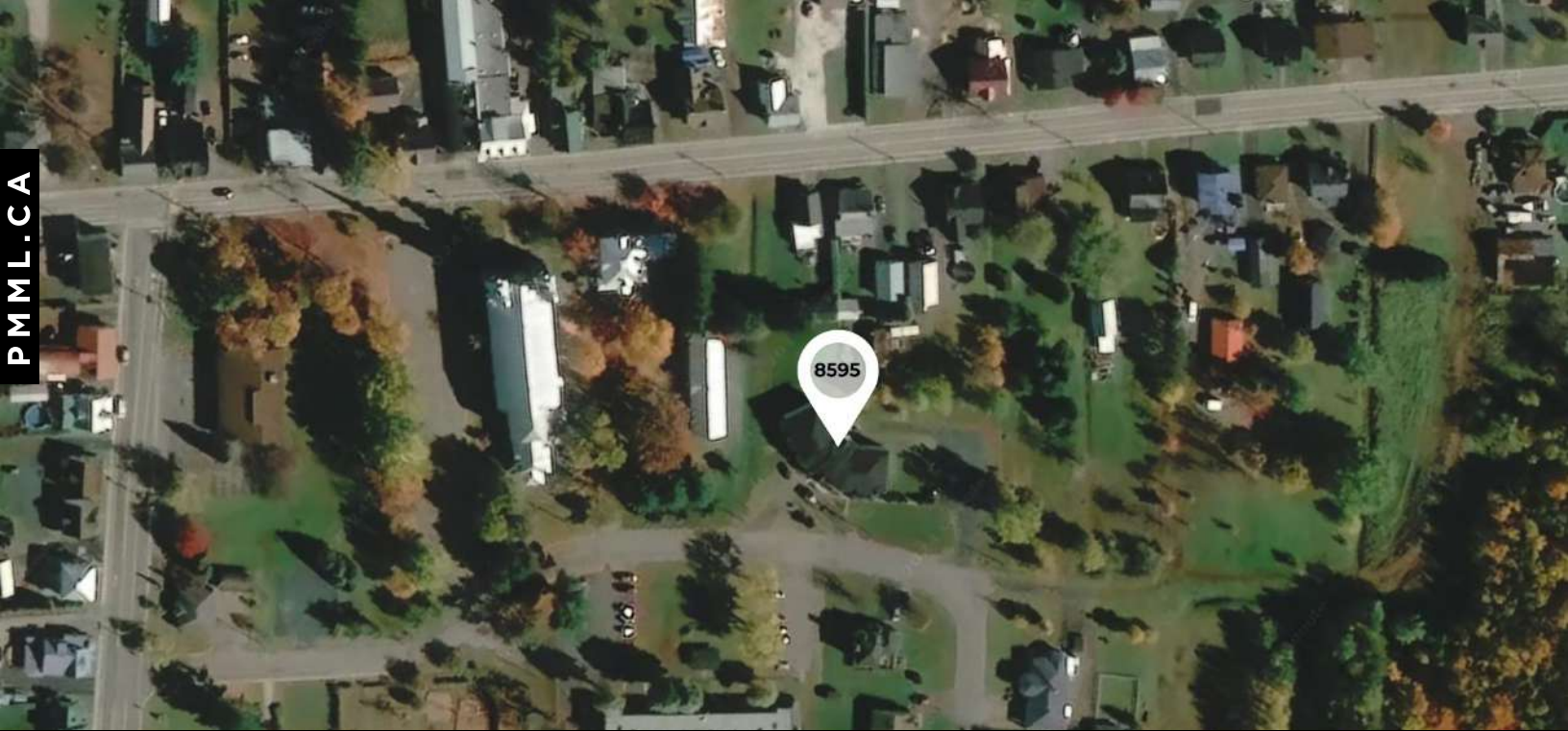
RESPONSIBILITY FOR HEATING

Owner

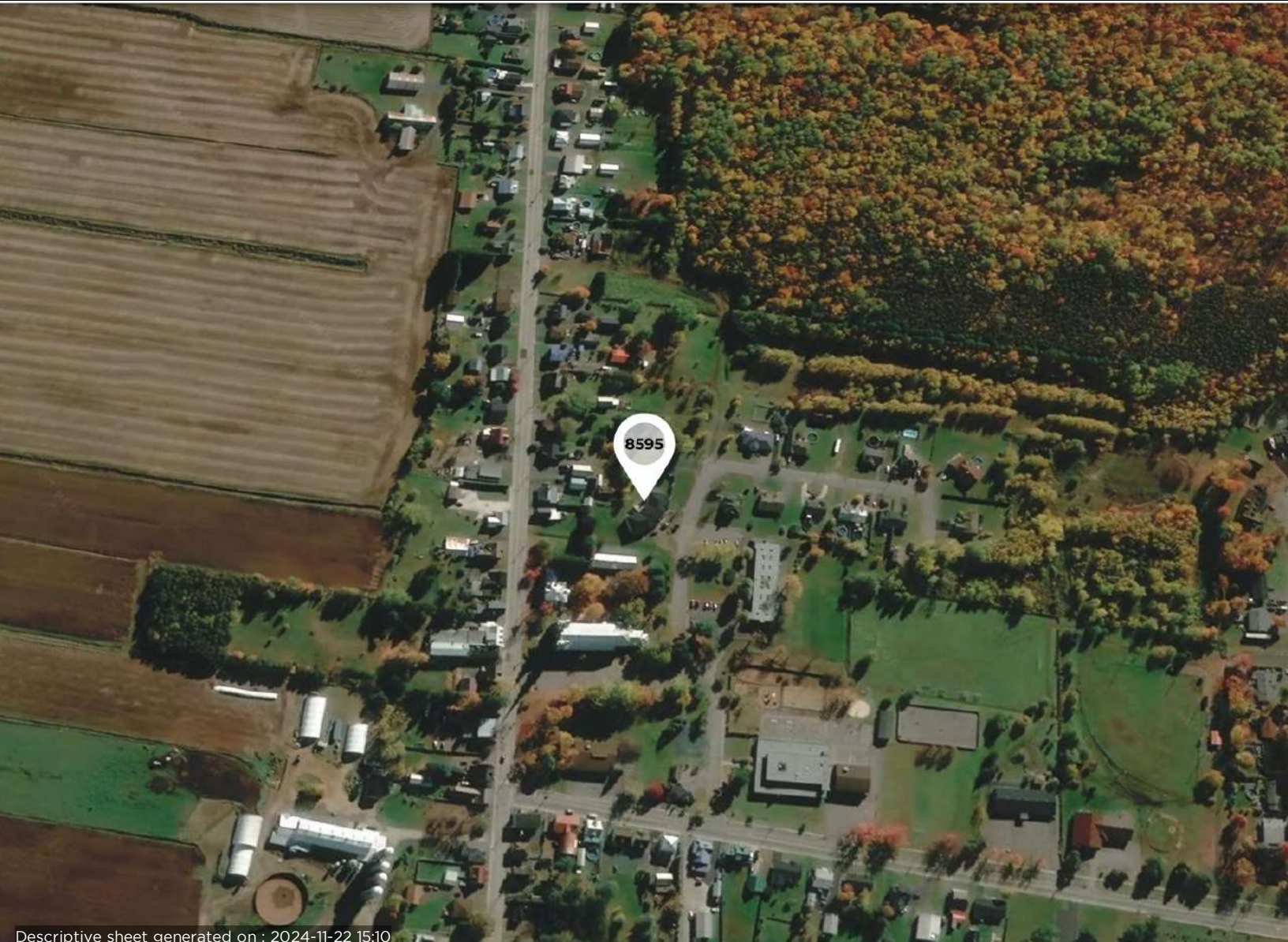
RESPONSIBILITY FOR APPLIANCES

Owner





8595 Avenue des Saules, Bécancour



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 539 266

LAND AREA

37 770 sq. ft

CONSTRUCTION

YEAR BUILT

1995

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

\$67 900

BUILDING

\$215 400

TOTAL

\$283 300

CAPITAL SPENDINGS IN RECENT YEARS

OTHER INFORMATION

Floor coverings in living room and hallways on ground floor need to be redone.
Basement bedroom to be renovated (gypsum/plaster/paint/floor covering/bath/plumbing).
The sale is made without legal guarantee 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.

Descriptive sheet generated on : 2024-11-22 15:10



FEATURES

HEATING SYSTEM

Electric baseboards

HOT WATER SYSTEM

Central tank

ELECTRICAL PANELS

Breakers

PLUMBING

Copper / Pex / Pvc / Abs

WASHER AND DRYER OUTLET

Owner

LAUNDRY ROOM

Yes

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Floating

ENVIRONMENTAL STUDY

To be verified

CONDITION OF ROOF

Asphalt shingles / Good condition

SIDING

Brick cladding / Canexel

CONDITION OF BALCONIES

To be verified

CONDITION OF DOORS

To be verified

CONDITION OF WINDOWS

PVC / Aluminium

PARKING SURFACE

To be verified

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

Yes

JANITOR AGREEMENT

OTHER INFORMATION

REVENUE

PMML.CA

		%	RPU(M)
RESIDENTIAL	135 900 \$	100 %	666 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	135 900 \$	100 %	666 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	13 590 \$	10 %	799 \$
ADMINISTRATION	CMHC	6 116 \$	5 %	360 \$
MUNICIPAL TAXES	Actual	3 212 \$	2 %	189 \$
SCHOOL TAXES	Actual	247 \$	0 %	15 \$
INSURANCE	Actual	9 572 \$	7 %	563 \$
ELECTRICITY	Actual	6 177 \$	5 %	363 \$
HEATING				
SNOW REMOVAL	Actual	1 380 \$	1 %	81 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	10 370 \$	8 %	610 \$
WAGES/JANITOR	CMHC	6 205 \$	5 %	365 \$
FURNITURE RESERVE				
	Actual	4 829 \$	4 %	284 \$
TOTAL EXPENSES		61 698 \$	45 %	3 629 \$
NET INCOME		74 202 \$		4 365 \$

FINANCING

PMML.CA

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	689 000 \$	786 000 \$	
FINANCING CAP RATE	8.23 %	6.26 %	
DEBT COVERAGE RATIO	1.49	1.3	
INTEREST RATE	5.52 %	4.52 %	
AMORTIZATION	25 YEARS	35 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	74 202 \$	74 202 \$	
ANNUAL MORTGAGE COST	50 563 \$	47 447 \$	
NET CASH AFTER MORTGAGE	25 019 \$	28 135 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	236 000 \$	139 000 \$	
CASH ON CASH RETURN	10.60 %	20.24 %	
RETURN ON LIQUIDITY + CAPITALIZATION	16.23 %	27.53 %	
IRR WITH 2% MARKET APPRECIATION	24.07 %	40.84 %	

COST PER UNIT
54 412 \$

GROSS REVENUE MULTIPLICATOR
6,8

NET REVENUE MULTIPLICATOR
12,5

FINANCING CAP RATE
8.02 %

