PMML

482 - 484 CHAMPAGNE S., SAINT-HONORÉ-DE-SHENLEY

6 UNITS

FOR SALE





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PROPERTY DESCRIPTION

Two new buildings, constructed in 2023, featuring exceptional quality. These two triplexes consist of 6 units of 4.5 in the heart of a quiet neighborhood. Come see for yourself the quality materials and beautiful finishes of the apartments— a visit is a must. The buildings can be sold together or separately.

HIGHLIGHTS

Near Saint-Georges and Beauceville Rare rental offer in the sector

ASKING PRICE

1250000\$

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NUMBER OF UNITS 6 × 4.5



NUMBER OF PARKINGS

12 spaces

responsibility for hot water Tenants

responsibility for heating
Tenants

responsibility for appliances
Tenants





482 - 484 Champagne S., Saint-Honoré-De-Shenley



BUILDING DESCRIPTION

GENERAL INFORMATIONS

MUNICIPAL ASSESSMENT

CADASTRAL NUMBER

5 818 696, 5 818 697

LAND AREA

14 907 sq.ft

LAND

\$ 27 200

BUILDING

\$867 400

TOTAL

\$894600

CONSTRUCTION

YEAR BUILT

2023

BUILDING TYPE

Detached

CONSTRUCTION TYPE

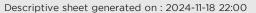
Bricks and wood

CAPITAL SPENDINGS IN RECENT YEARS

Construction 2023

OTHER INFORMATION

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.









FEATURES

HEATING SYSTEM

Heat pump et electric baseboards

HOT WATER SYSTEM

Independant tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Pex and ABS

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

2023

CONDITION OF THE BATHROOMS

2023

FLOOR COVERING

Vinyle

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

2023

SIDING

Brick and vinyl

CONDITION OF BALCONIES

2023

CONDITION OF DOORS

2023

CONDITION OF WINDOWS

2023

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Independent Entrance

FIRE ALARM SYSTEM

Smoke detector

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

		%	RPU(M)
RESIDENTIAL	72 000 \$	100 %	1 000 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	72 000 \$	100 %	1 000 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	СМНС	2 160 \$	3 %	360 \$
ADMINISTRATION	CMHC	2 968 \$	4 %	495 \$
MUNICIPAL TAXES	Actual	17 914 \$	25 %	2 986 \$
SCHOOL TAXES	Actual	772 \$	1%	129 \$
INSURANCE	Actual	3 417 \$	5 %	570 \$
ELECTRICITY				
HEATING				
SNOW REMOVAL	Actual	1724\$	2 %	287 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	5 %	610 \$
WAGES/JANITOR	СМНС	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
LAWN	Actual	326\$	0 %	54\$
TOTAL EXPENSES		34 231 \$	48 %	5 705 \$
NET INCOME		37 769 \$		6 295 \$

FINANCING

	CONVENTIONAL	СМНС	ASSUMPTION
MAXIMUM LOAN AMOUNT	464 000 \$	660 000 \$	
FINANCING CAP RATE	6.38 %	5.09 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	4.75 %	4.60 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	СМНС	ASSUMPTION 1 & 2
NET REVENUE	37 769 \$	37 769 \$	
ANNUAL MORTGAGE COST	31 596 \$	38 083 \$	
NET CASH AFTER MORTGAGE	7 897 \$	1 410 \$	
	RETURN ON INVESTM	IENT ON ASKING PRICE	
CASHDOWN NEEDED	786 000 \$	590 000 \$	
CASH ON CASH RETURN	1.00 %	0.24 %	
RETURN ON LIQUIDITY + CAPITALIZATION	2.27 %	1.31 %	
IRR WITH 2% MARKET APPRECIATION	5.46 %	5.54 %	
COST PER UNIT 208 333 \$	GROSS REVENUE MULTIPLICATOR 17,4	NET REVENUE MULTIPLICATOR 33,1	FINANCING CAP RATE 3.02 %





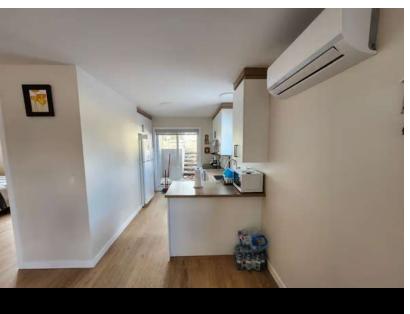






COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM

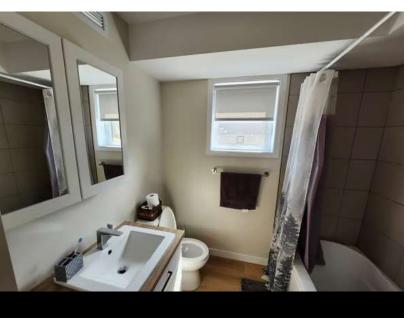














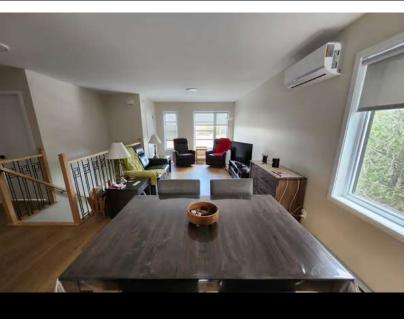
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