

# 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

1 250 000 \$

**NUMBER OF UNITS**

6 x 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



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# BUILDING DESCRIPTION

## GENERAL INFORMATIONS

### CADASTRAL NUMBER

5 818 696, 5 818 697

### LAND AREA

14 907 sq.ft

## CONSTRUCTION

### YEAR BUILT

2023

### BUILDING TYPE

Detached

### CONSTRUCTION TYPE

Bricks and wood

## MUNICIPAL ASSESSMENT

### LAND

\$ 27 200

### BUILDING

\$ 867 400

### TOTAL

\$ 894 600

## 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.

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## 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

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

# EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	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	1 724 \$	2 %	287 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	5 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
LAWN	Actual	326 \$	0 %	54 \$
<b>TOTAL EXPENSES</b>		<b>34 231 \$</b>	<b>48 %</b>	<b>5 705 \$</b>
<b>NET INCOME</b>		<b>37 769 \$</b>		<b>6 295 \$</b>

# FINANCING

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	CONVENTIONAL	CMHC	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	CMHC	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 INVESTMENT 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 %



















