

# PMML

1522 RUE SAINT-JOSEPH,  
LEMOYNE

8 UNITS

FOR SALE



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FIRST VICE PRESIDENT

Real estate broker

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## PROPERTY DESCRIPTION

Superb opportunity located in LeMoyne. Building with 8 units, consisting of 4 x 4.5 and 4 x 3.5 apartments, with a large vacant basement of over 2,000 sq. ft. Ideally located near Blvd. Taschereau, schools, and essential services. Energy costs are the responsibility of the tenants.

### HIGHLIGHTS

Possibility of basement reconfiguration. The buyer is responsible for conducting the necessary checks to ensure that the intended use of the space complies with usage and zoning regulations.  
Storage spaces for tenants in the basement.

### ASKING PRICE

1 390 000 \$

**NUMBER OF UNITS**  
 $4 \times 4.5 + 4 \times 3.5$



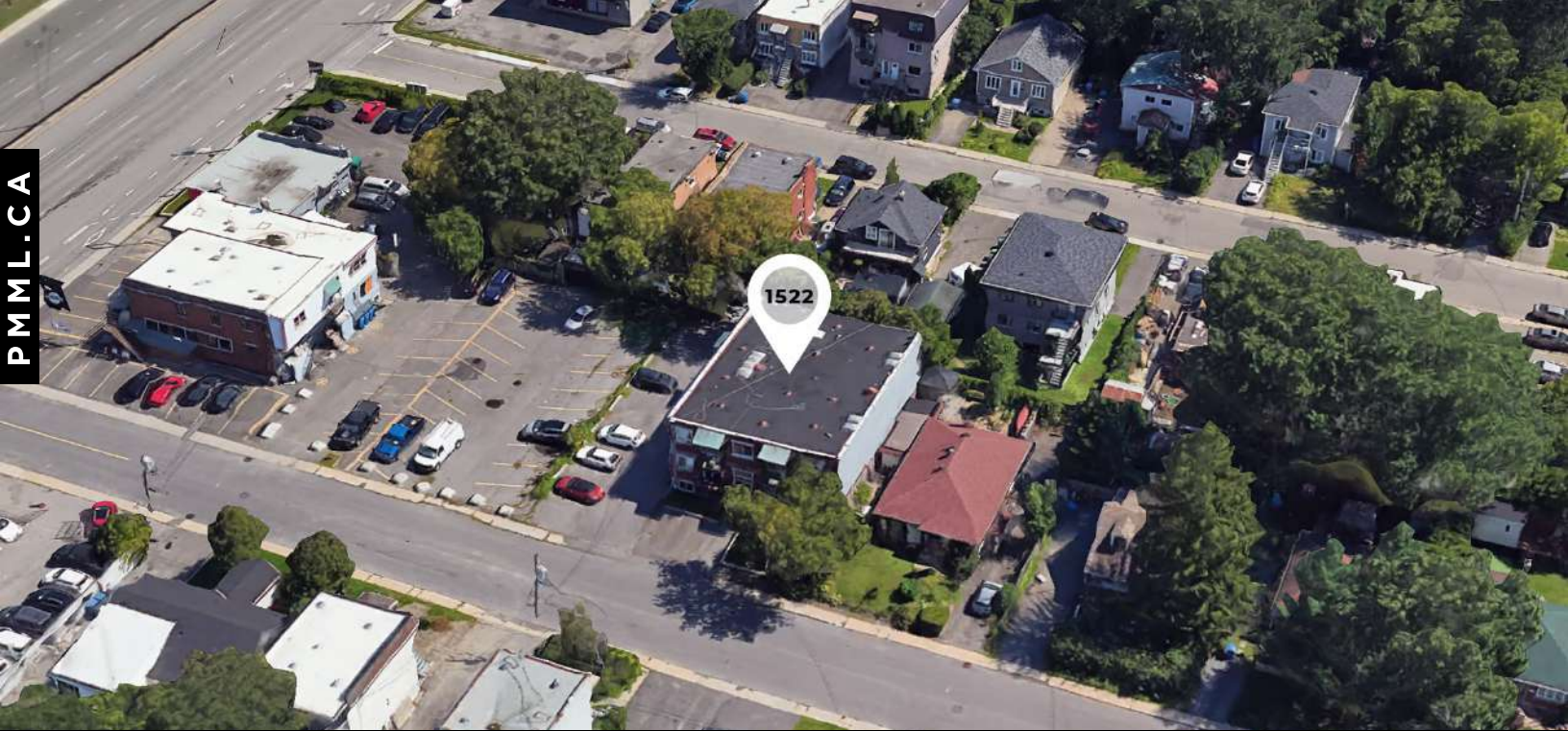
**NUMBER OF PARKINGS**  
12 outdoor places

**RESPONSIBILITY FOR HOT WATER**  
Tenants

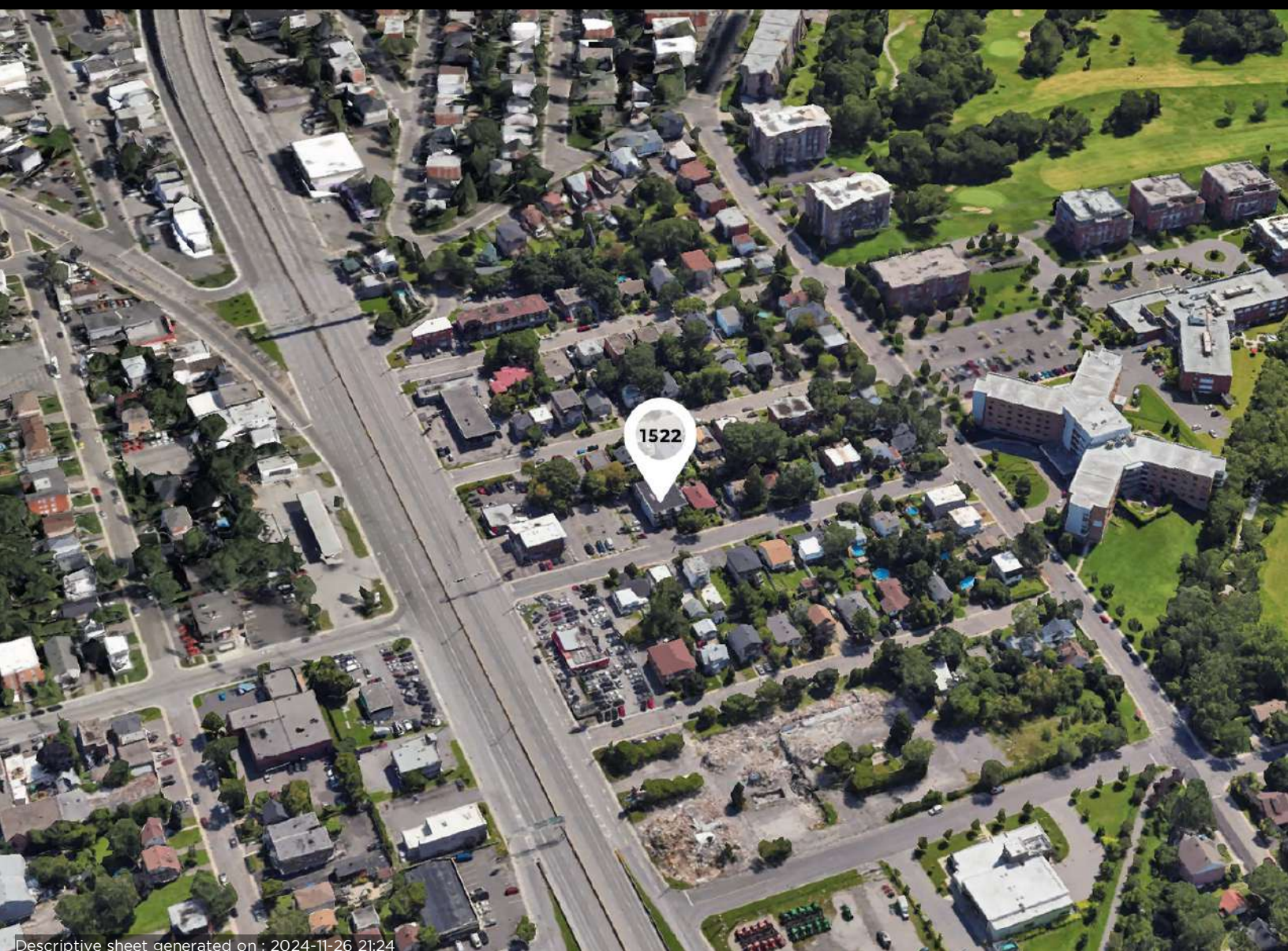
**RESPONSIBILITY FOR HEATING**  
Tenants

**RESPONSIBILITY FOR APPLIANCES**  
To be verified





1522 Rue Saint-Joseph, Lemoyne



# BUILDING DESCRIPTION

## GENERAL INFORMATIONS

### CADASTRAL NUMBER

2 631 475

### LAND AREA

7 422 sqft

## CONSTRUCTION

### YEAR BUILT

1947

### BUILDING TYPE

Detached

### CONSTRUCTION TYPE

Brick and wood

## MUNICIPAL ASSESSMENT

### LAND

246 700 \$

### BUILDING

651 800 \$

### TOTAL

898 500 \$

## CAPITAL SPENDINGS IN RECENT YEARS

Common area floors (2024)

## OTHER INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer.

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

Breakers

### PLUMBING

Copper - To be verified

### WASHER AND DRYER OUTLET

In each unit

### LAUNDRY ROOM

No

### CONDITION OF THE KITCHENS

Standard condition

### CONDITION OF THE BATHROOMS

Standard condition

### FLOOR COVERING

Floating floor, vinyl, tiles

### ENVIRONMENTAL STUDY

To be done

### CONDITION OF ROOF

To be inspected

### SIDING

Brick & Aluminium

### CONDITION OF BALCONIES

Standard

### CONDITION OF DOORS

Standard

### CONDITION OF WINDOWS

Standard

### PARKING SURFACE

Outdoor

### INTERCOM SYSTEM

Doorbell

### FIRE ALARM SYSTEM

Fire extinguishers, smoke detectors, emergency lights, etc.

### JANITOR AGREEMENT

Verbal agreement

### OTHER INFORMATION

# REVENUE

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		%	RPU(M)
RESIDENTIAL	73 248 \$	100 %	763 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
<b>TOTAL REVENUE</b>	<b>73 248 \$</b>	<b>100 %</b>	<b>763 \$</b>

# EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 197 \$	3 %	275 \$
ADMINISTRATION	CMHC	3 020 \$	4 %	377 \$
MUNICIPAL TAXES	Actual	8 226 \$	11 %	1 028 \$
SCHOOL TAXES	Actual	799 \$	1 %	100 \$
INSURANCE	Actual	6 008 \$	8 %	751 \$
ELECTRICITY	Actual	673 \$	1 %	84 \$
HEATING				
SNOW REMOVAL	Actual	785 \$	1 %	98 \$
ELEVATOR				
EQUIPMENT RENTAL	Actual	437 \$	1 %	55 \$
MAINTENANCE RESERVE	CMHC	4 880 \$	7 %	610 \$
WAGES/JANITOR	CMHC	1 720 \$	2 %	215 \$
FURNITURE RESERVE				
<b>TOTAL EXPENSES</b>		<b>28 745 \$</b>	<b>39 %</b>	<b>3 593 \$</b>
<b>NET INCOME</b>		<b>44 503 \$</b>		<b>5 563 \$</b>

# FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	507 000 \$	698 000 \$	
FINANCING CAP RATE	6.76 %	5.57 %	
DEBT COVERAGE RATIO	1.25	1.3	
INTEREST RATE	5.35 %	4.35 %	
AMORTIZATION	25 YEARS	45 YEARS	
TERM	5 YEARS	5 YEARS	

# CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	44 503 \$	44 503 \$	
ANNUAL MORTGAGE COST	36 607 \$	37 307 \$	
NET CASH AFTER MORTGAGE	9 118 \$	8 418 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	883 000 \$	692 000 \$	
CASH ON CASH RETURN	1.03 %	1.22 %	
RETURN ON LIQUIDITY + CAPITALIZATION	2.17 %	2.01 %	
IRR WITH 2% MARKET APPRECIATION	5.32 %	6.03 %	

COST PER UNIT  
173 750 \$

GROSS REVENUE MULTIPLICATOR  
19,0

NET REVENUE MULTIPLICATOR  
31,2

FINANCING CAP RATE  
3.20 %



