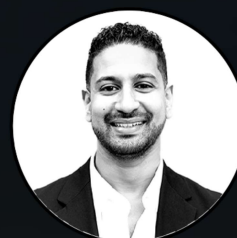


PMML

757 - 767 BOUL CADIEUX,
BEAUHARNOIS
5 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



Salah Wali

FIRST VICE PRESIDENT

Real estate broker

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PROPERTY DESCRIPTION

Semi-commercial building of 7 units: 1 x 6.5 + 1 x 5.5 + 1 x 4.5 + 2 x 3.5 and 2 retail units. Located near District Beauharnois and École des Patriotes-de-Beauharnois. All energy costs (residential) are the responsibility of the tenants and triple net leases for commercial space. Several renovations carried out on the building. Considerable potential for optimisation.

HIGHLIGHTS

Unit #767 (3.5) is vacant.

Triple net leases for retail premises. Stable tenants.

Close to the Beauharnois District and direct access to highway A-30.

Several renovations made to the building over time

ASKING PRICE

1 350 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

$2 \times 3.5 + 1 \times 4.5 + 1 \times 5.5 + 1 \times 6.5 + 2 \text{ comm.}$



NUMBER OF PARKINGS

12

RESPONSIBILITY FOR HOT WATER

Tenants

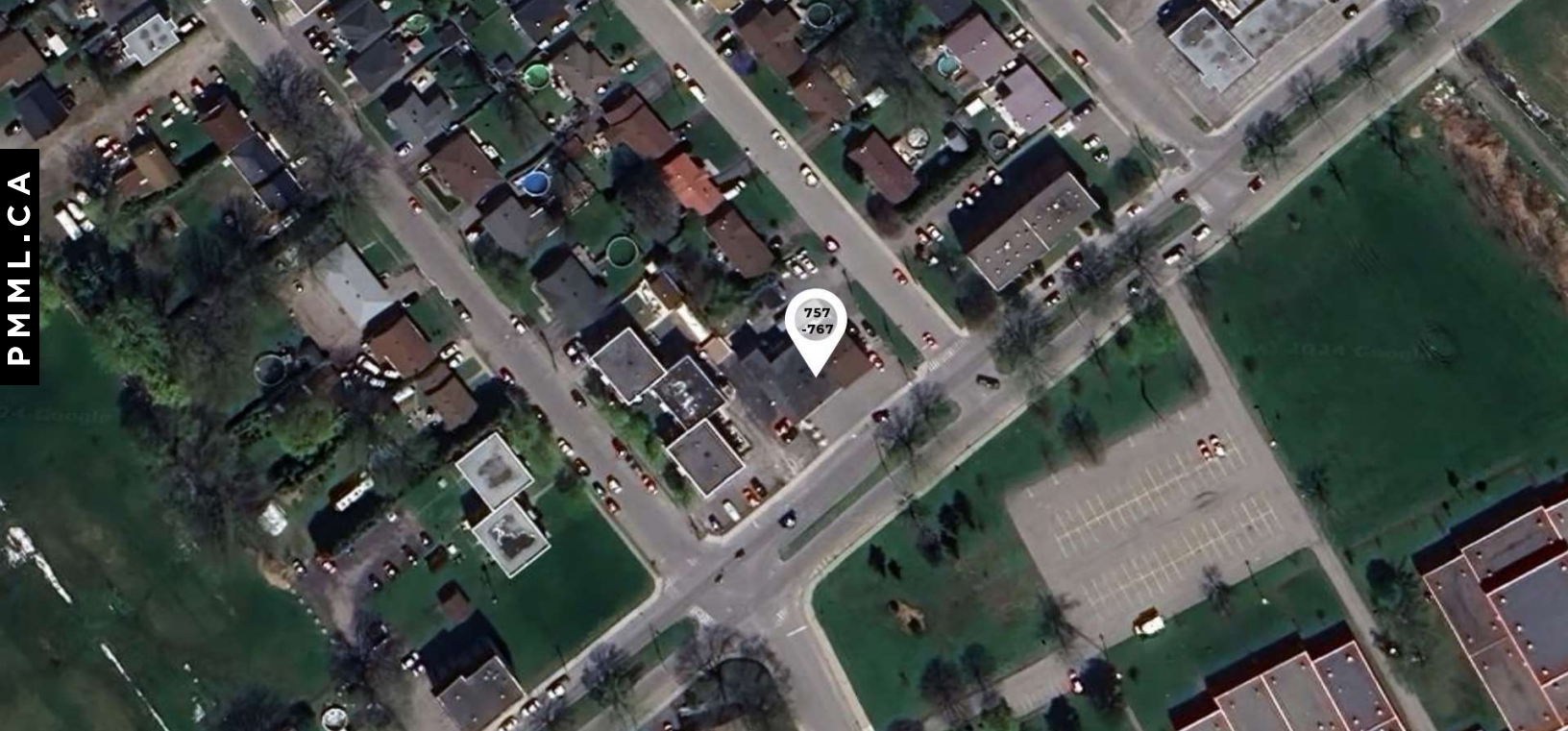
RESPONSIBILITY FOR HEATING

Tenants

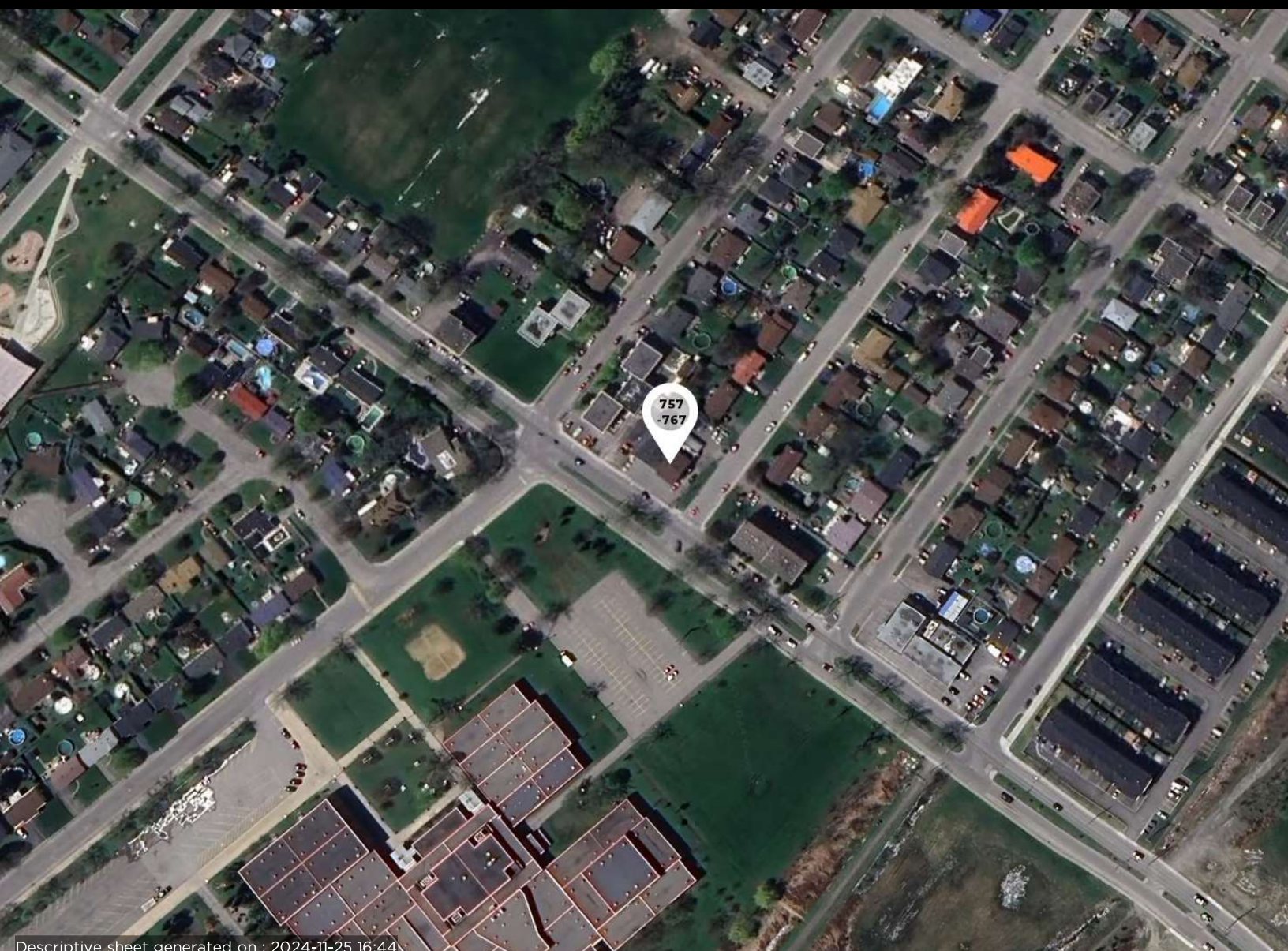
RESPONSIBILITY FOR APPLIANCES

Tenants





757 - 767 boul Cadieux, Beauharnois



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 862 801

LAND AREA

14 500 sq. ft.

CONSTRUCTION

YEAR BUILT

1977 (To be verified)

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

260 700 \$

BUILDING

337 500 \$

TOTAL

598 200 \$

CAPITAL SPENDINGS IN RECENT YEARS

Renovation of units 761, 763 and 767.
Replacement of 3 large windows at the front of the building.
Replacement of windows in unit 757.
Construction of a large storage cabin.

OTHER INFORMATION

The sale is made without any legal guarantee of quality and 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.

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FEATURES

HEATING SYSTEM

Electric

HOT WATER SYSTEM

Independent tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper & PEX

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Floating, ceramic (Hardwood in #759)

ENVIRONMENTAL STUDY

Coming up

CONDITION OF ROOF

2012 (elastomer membrane)

SIDING

Brick, vinyl and aluminum

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

Smoke detectors

JANITOR AGREEMENT

Yes

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	48 936 \$	54 %	816 \$
COMMERCIAL	37 800 \$	41 %	1 575 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
RECOVERY	4 730 \$	5 %	56 \$
TOTAL REVENUE	91 466 \$	100 %	2 391 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 744 \$	3 %	392 \$
ADMINISTRATION	CMHC	3 771 \$	4 %	539 \$
MUNICIPAL TAXES	Actual	11 055 \$	12 %	1 579 \$
SCHOOL TAXES	Actual	507 \$	1 %	72 \$
INSURANCE	Actual	5 416 \$	6 %	774 \$
ELECTRICITY				
HEATING				
SNOW REMOVAL	Actual	972 \$	1 %	139 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	4 270 \$	5 %	610 \$
WAGES/JANITOR	CMHC	1 505 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		30 240 \$	33 %	4 320 \$
NET INCOME		61 226 \$		8 747 \$

FINANCING

PMML.CA

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	743 000 \$	984 000 \$	
FINANCING CAP RATE	6,28 %	5,37 %	
DEBT COVERAGE RATIO	1.2	1.1	
INTEREST RATE	5.00 %	5.00 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	61 226 \$	61 226 \$	
ANNUAL MORTGAGE COST	51 856 \$	59 986 \$	
NET CASH AFTER MORTGAGE	10 342 \$	2 212 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	607 000 \$	366 000 \$	
CASH ON CASH RETURN	1.70 %	0.60 %	
RETURN ON LIQUIDITY + CAPITALIZATION	4.25 %	2.93 %	
IRR WITH 2% MARKET APPRECIATION	8.70 %	10.31 %	

COST PER UNIT
192 857 \$

GROSS REVENUE MULTIPLICATOR
14,8

NET REVENUE MULTIPLICATOR
22,0

FINANCING CAP RATE
4.54 %

