

PMML

3743 - 3753 HARVEY,
JONQUIÈRE

5 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



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PMML.CA



PROPERTY DESCRIPTION

Discover this exceptional 7-unit semi-commercial building, offering a unique possibility of conversion to 100% residential with layout plans already available. Impeccably maintained, each spacious unit is immaculately clean. Ideally located, this building is perfect for investors looking for a versatile, well-maintained property.

HIGHLIGHTS

Short-term optimization
Possibility of sales price balancing

ASKING PRICE

635 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

5 x 4.5 + 1 x 3.5 + 1 comm



NUMBER OF PARKINGS

10 spaces

RESPONSIBILITY FOR HOT WATER

Tenant

RESPONSIBILITY FOR HEATING

Tenant

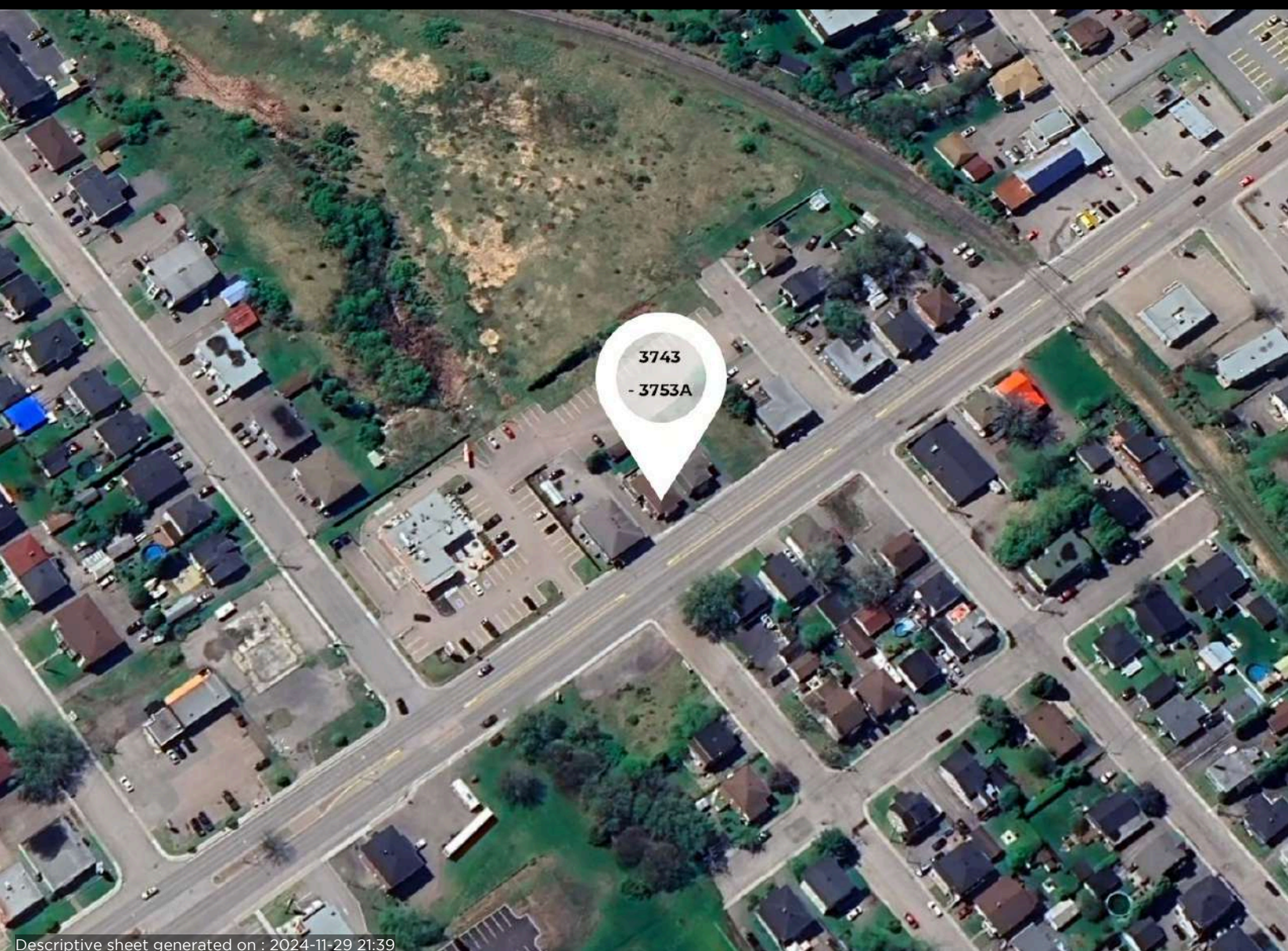
RESPONSIBILITY FOR APPLIANCES

N/A





3743 - 3753 Harvey, Jonquière



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

5 901 664

LAND AREA

6 258 sq. ft.

CONSTRUCTION

YEAR BUILT

1942

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

73 300 \$

BUILDING

284 600 \$

TOTAL

357 900 \$

CAPITAL SPENDINGS IN RECENT YEARS

To be verified

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 baseboards

HOT WATER SYSTEM

Independent reservoirs

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Pex, Abs, Copper

WASHER AND DRYER OUTLET

N/A

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

Good

CONDITION OF THE BATHROOMS

Good

FLOOR COVERING

Good

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

Good

SIDING

Brick, sheet metal

CONDITION OF BALCONIES

Good

CONDITION OF DOORS

Good

CONDITION OF WINDOWS

Good

PARKING SURFACE

Exterior

INTERCOM SYSTEM

N/A

FIRE ALARM SYSTEM

N/A

JANITOR AGREEMENT

N/A

OTHER INFORMATION

REVENUE

PMML.CA

		%	RPU(M)
RESIDENTIAL	39 840 \$	71 %	664 \$
COMMERCIAL	16 200 \$	29 %	675 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	56 040 \$	100 %	1 339 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 242 \$	4 %	320 \$
ADMINISTRATION	CMHC	2 286 \$	4 %	327 \$
MUNICIPAL TAXES	Actual	9 648 \$	17 %	1 378 \$
SCHOOL TAXES	Actual	305 \$	1 %	44 \$
INSURANCE	Actual	4 089 \$	7 %	584 \$
ELECTRICITY	Actual	1 587 \$	3 %	227 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	4 270 \$	8 %	610 \$
WAGES/JANITOR	CMHC	1 505 \$	3 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		25 932 \$	46 %	3 705 \$
NET INCOME		30 108 \$		4 301 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	345 000 \$	557 000 \$	
FINANCING CAP RATE	6.55 %	4.86 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	5.00 %	3.90 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	30 108 \$	30 108 \$	
ANNUAL MORTGAGE COST	24 078 \$	29 063 \$	
NET CASH AFTER MORTGAGE	6 030 \$	1 045 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	290 000 \$	78 000 \$	
CASH ON CASH RETURN	2.08 %	1.34 %	
RETURN ON LIQUIDITY + CAPITALIZATION	4.55 %	9.43 %	
IRR WITH 2% MARKET APPRECIATION	8.93 %	25.71 %	

COST PER UNIT
90 714 \$

GROSS REVENUE MULTIPLICATOR
11,3

NET REVENUE MULTIPLICATOR
21,1

FINANCING CAP RATE
4.74 %

