

PMML

392 SAINT-HILAIRE,
CHICOUTIMI

30 UNITS

FOR SALE



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PMML.CA



PROPERTY DESCRIPTION

This 30-bedroom property is sold fully furnished and features an autonomous management system. Profitable from day one with positive cash flow, it offers significant optimization potential. Ideal for investors looking for good cash flow, it is also very well maintained.

HIGHLIGHTS

Security system in place
Chip access to building
Concierge and manager on site

ASKING PRICE

1 450 000 \$

NUMBER OF UNITS

30 rooms



NUMBER OF PARKINGS

14 places

RESPONSIBILITY FOR HOT WATER

Owner

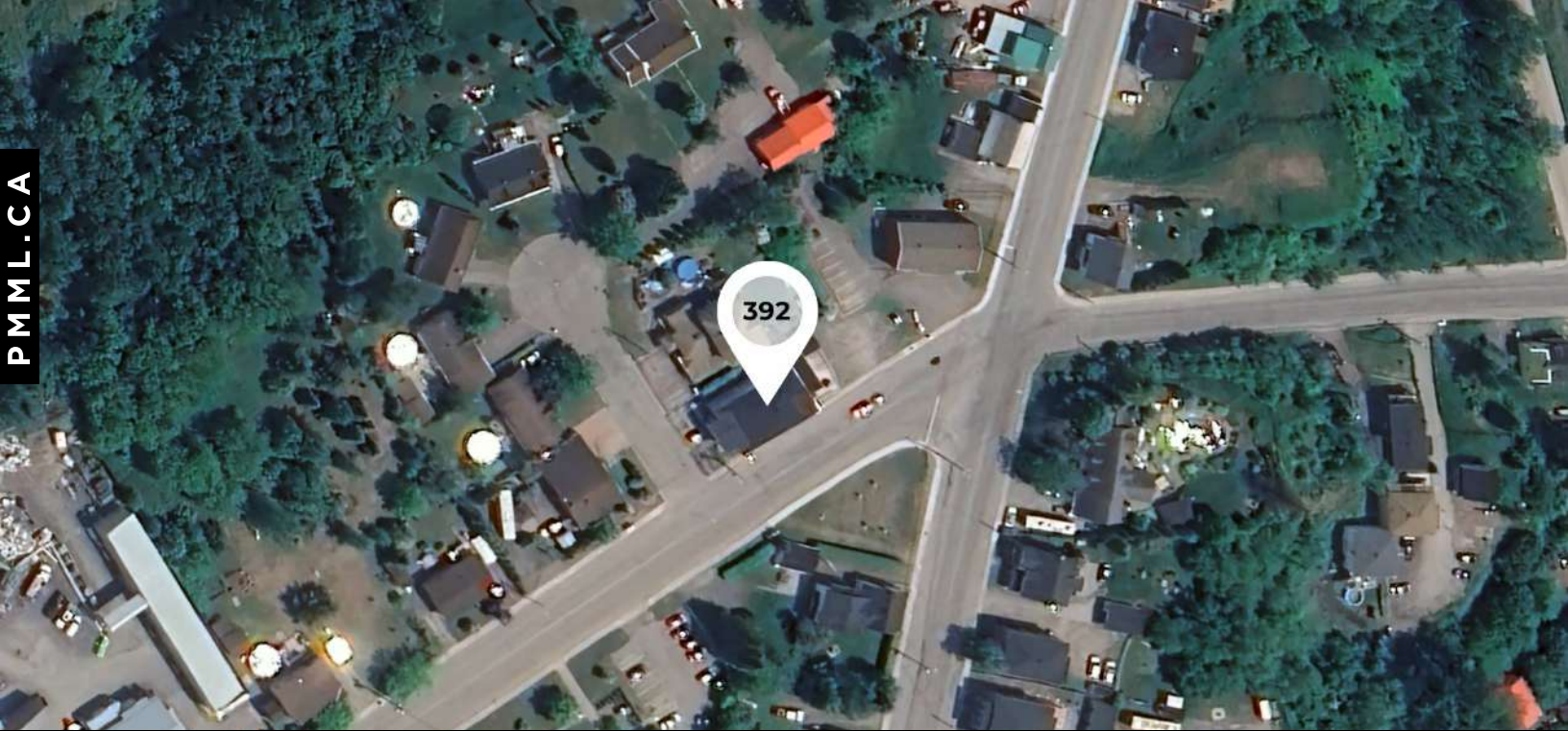
RESPONSIBILITY FOR HEATING

Owner

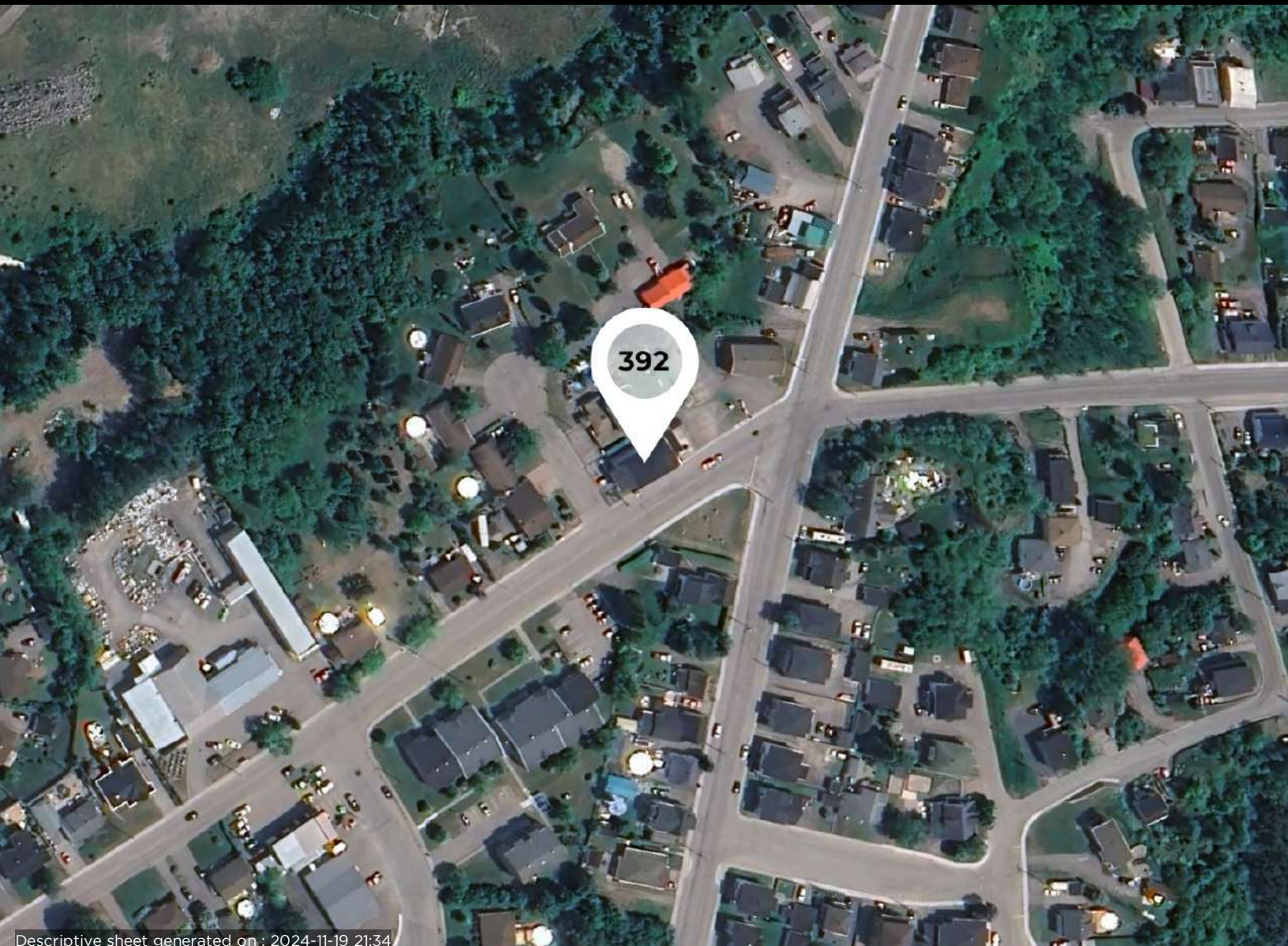
RESPONSIBILITY FOR APPLIANCES

Owner





392 Saint-Hilaire, Chicoutimi



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 097 466

LAND AREA

7 210 pi²

CONSTRUCTION

YEAR BUILT

1950

BUILDING TYPE

isolated

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

To Be verified

BUILDING

To Be verified

TOTAL

403 300 \$

CAPITAL SPENDINGS IN RECENT YEARS

4 windows in 4 rooms
Floors in 12 rooms
Painting of bedrooms
Addition of two more bedrooms

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

60 gallons

ELECTRICAL PANELS

Circuit breaker

PLUMBING

Copper, ABS and Pex

WASHER AND DRYER OUTLET

N/A

LAUNDRY ROOM

2 washers, 2 dryers for a fee

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Vinyl, floating

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

Good condition

SIDING

Good condition

CONDITION OF BALCONIES

None

CONDITION OF DOORS

To Be verified

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Badge system

FIRE ALARM SYSTEM

Yes

JANITOR AGREEMENT

Yes

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	172 740 \$	100 %	480 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	172 740 \$	100 %	480 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	8 637 \$	5 %	288 \$
ADMINISTRATION	CMHC	8 205 \$	5 %	274 \$
MUNICIPAL TAXES	Actual	8 091 \$	5 %	270 \$
SCHOOL TAXES	Actual	346 \$	0 %	12 \$
INSURANCE	Actual	10 639 \$	6 %	355 \$
ELECTRICITY	Actual	12 153 \$	7 %	405 \$
HEATING				
SNOW REMOVAL	Actual	2 838 \$	2 %	95 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	18 300 \$	11 %	610 \$
WAGES/JANITOR	CMHC	10 950 \$	6 %	365 \$
FURNITURE RESERVE				
INTERNET	Actual	10 353 \$	6 %	345 \$
TOTAL EXPENSES		90 512 \$	52 %	3 017 \$
NET INCOME		82 228 \$		2 741 \$

FINANCING

	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	975 000 \$	1 022 000 \$	
FINANCING CAP RATE	6.54 %	7.07 %	
DEBT COVERAGE RATIO	1.25	1.3	
INTEREST RATE	5.00 %	5.00 %	
AMORTIZATION	25 YEARS	30 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	82 228 \$	82 228 \$	
ANNUAL MORTGAGE COST	68 048 \$	69 608 \$	
NET CASH AFTER MORTGAGE	17 018 \$	15 458 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	475 000 \$	428 000 \$	
CASH ON CASH RETURN	3.58 %	3.61 %	
RETURN ON LIQUIDITY + CAPITALIZATION	7.85 %	7.39 %	
IRR WITH 2% MARKET APPRECIATION	13.95 %	14.17 %	

COST PER UNIT
48 333 \$

GROSS REVENUE MULTIPLICATOR
8,4

NET REVENUE MULTIPLICATOR
17,6

FINANCING CAP RATE
5.67 %

