

PMML

72-82A ST-ANTOINE, CHARLEMAGNE

7 UNITS

FOR SALE



Stanley Désormeaux-Pierre

Real estate broker

514-700-7542

stanley.pierre@pmml.ca



PMML.CA



PROPERTY DESCRIPTION

This 7-unit building, located in the peaceful area of Charlemagne, is sunny and well-maintained by the owners. Tenants benefit from a large parking lot, two garages, and plenty of storage space. A turnkey investment that requires little maintenance.

HIGHLIGHTS

Large rear parking

Turnkey building

Owned by the same family since construction

Garage and storage

ASKING PRICE

1 400 000 \$

NUMBER OF UNITS

$$4 \times 5.5 + 2 \times 3.5 + 1 \times 4.5$$



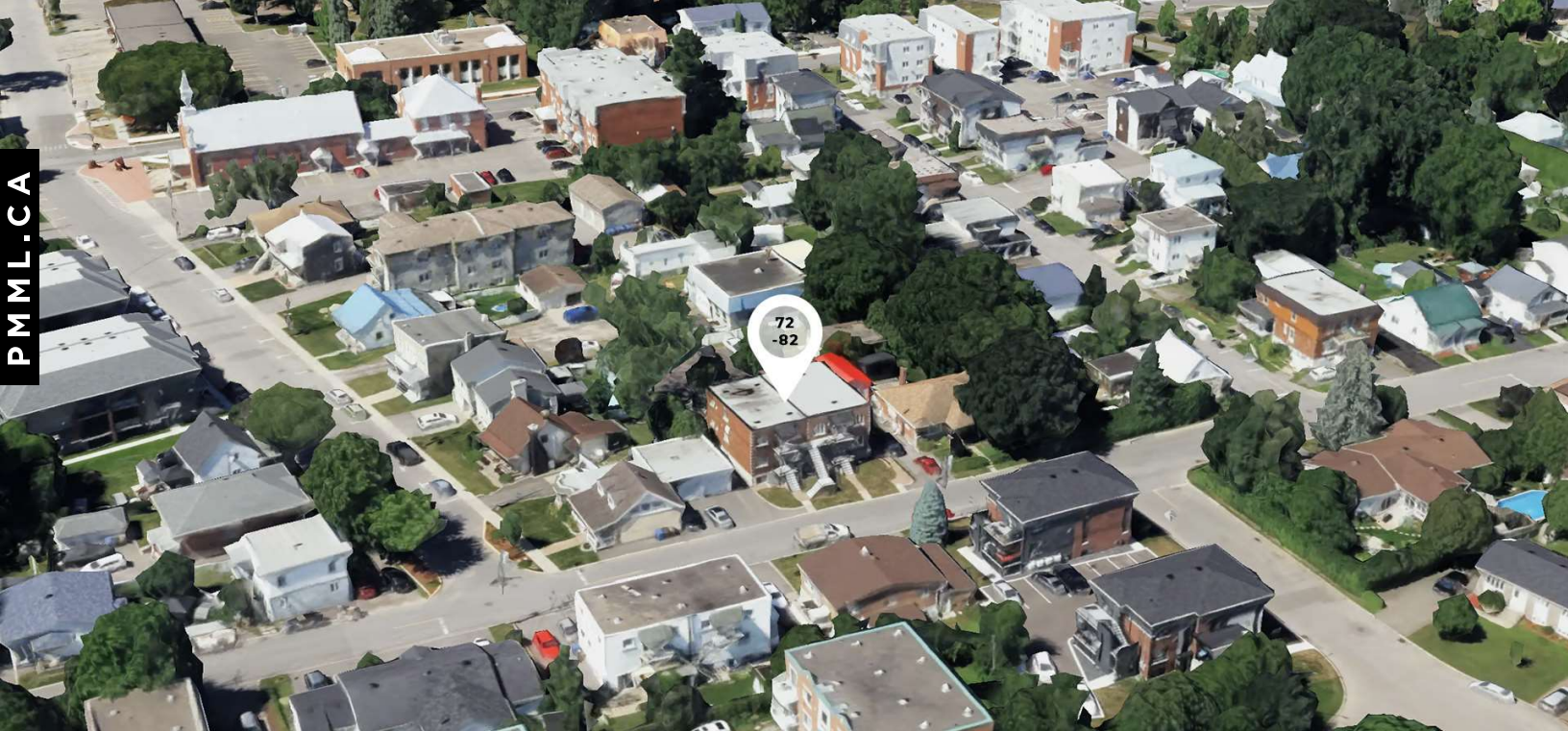
**NUMBER OF
PARKINGS**
2 Garages

**RESPONSIBILITY
FOR HOT WATER**
Tenants

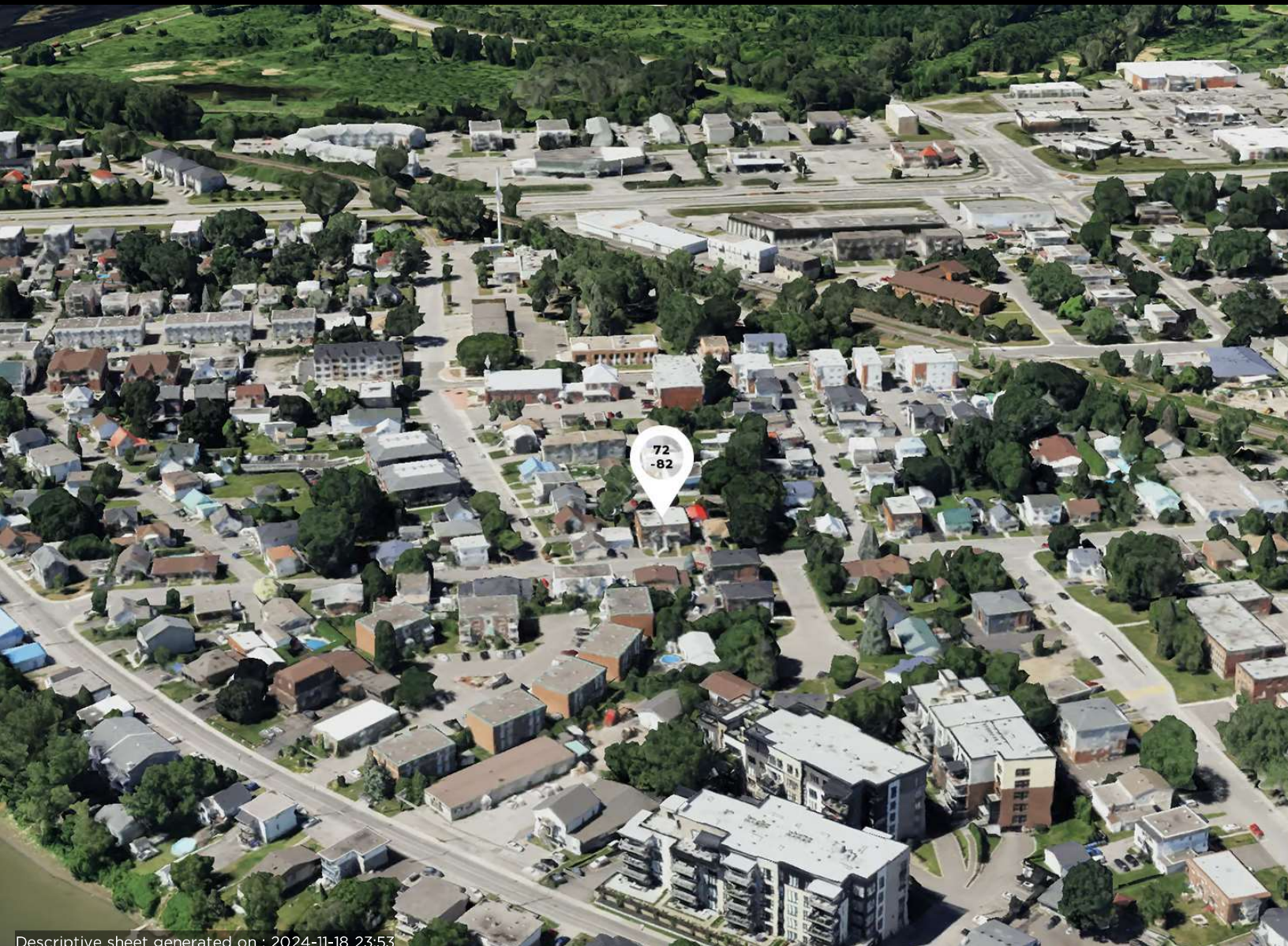
**RESPONSIBILITY
FOR HEATING**
Tenants

RESPONSIBILITY FOR APPLIANCES
Tenants





72-82A St-Antoine, Charlemagne



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 949 399

LAND AREA

11 935 pi²

CONSTRUCTION

YEAR BUILT

1960 and 1975

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

217 600 \$

BUILDING

612 600\$

TOTAL

830 200 \$

CAPITAL SPENDINGS IN RECENT YEARS

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

Tank Indépendant

ELECTRICAL PANELS

Breakers

PLUMBING

Copper / Aluminium

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

Goodne shape

CONDITION OF THE BATHROOMS

Goodne shape

FLOOR COVERING

Hard wood / ceramic /
Parquetrie

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

+/- 10 Ans

SIDING

Brick

CONDITION OF BALCONIES

Good shape

CONDITION OF DOORS

Good shape

CONDITION OF WINDOWS

Good shape

PARKING SURFACE

Exterior + Garage

INTERCOM SYSTEM

Ringbell

FIRE ALARM SYSTEM

N/A

JANITOR AGREEMENT

No

OTHER INFORMATION

Toiture du garage new

REVENUE

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		%	RPU(M)
RESIDENTIAL	92 400 \$	100 %	1 100 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	92 400 \$	100 %	1 100 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	3 696 \$	4 %	528 \$
ADMINISTRATION	CMHC	3 770 \$	4 %	539 \$
MUNICIPAL TAXES	Actual	12 914 \$	14 %	1 845 \$
SCHOOL TAXES	Actual	620 \$	1 %	89 \$
INSURANCE	Actual	5 412 \$	6 %	773 \$
ELECTRICITY				
HEATING				
SNOW REMOVAL	Actual	1 078 \$	1 %	154 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	4 270 \$	5 %	610 \$
WAGES/JANITOR	CMHC	1 505 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		33 265 \$	36 %	4 752 \$
NET INCOME		59 135 \$		8 448 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	778 000 \$	1 190 000 \$	
FINANCING CAP RATE	5.8 %	4.09 %	
DEBT COVERAGE RATIO	1.25	1.1	
INTEREST RATE	4.70 %	3.70 %	
AMORTIZATION	30 YEARS	50 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	59 135 \$	59 135 \$	
ANNUAL MORTGAGE COST	48 166 \$	55 185 \$	
NET CASH AFTER MORTGAGE	12 047 \$	5 028 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	622 000 \$	210 000 \$	
CASH ON CASH RETURN	1.94 %	2.39 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3.90 %	6.67 %	
IRR WITH 2% MARKET APPRECIATION	8.40 %	20.00 %	

COST PER UNIT
200 000 \$

GROSS REVENUE MULTIPLICATOR
15,2

NET REVENUE MULTIPLICATOR
23,7

FINANCING CAP RATE
4.22 %

