

PMML

825 DIDACE,
MAGOG

8 UNITS

FOR SALE



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FIRST VICE PRESIDENT

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PROPERTY DESCRIPTION

8-unit building located in a sought-after area in Magog. It includes 7 x 4.5 and 1 x 3.5. Owned and carefully maintained by the same owners since 2008. Most of the accommodations have been renovated over time. Energy costs are the responsibility of the tenants. Average rental rent of \$729.00/month. Excellent medium/long term investment!

HIGHLIGHTS

Possibility of acquiring the sellers' portfolio totaling 6 buildings.

Located near all services 1km from the Galeries d'Orford.

Each accommodation has interior storage.

CMHC financing was calculated according to an MLI Select affordability scenario.

ASKING PRICE

1 125 000 \$

NUMBER OF UNITS
7 x 4.5 + 1 x 3.5



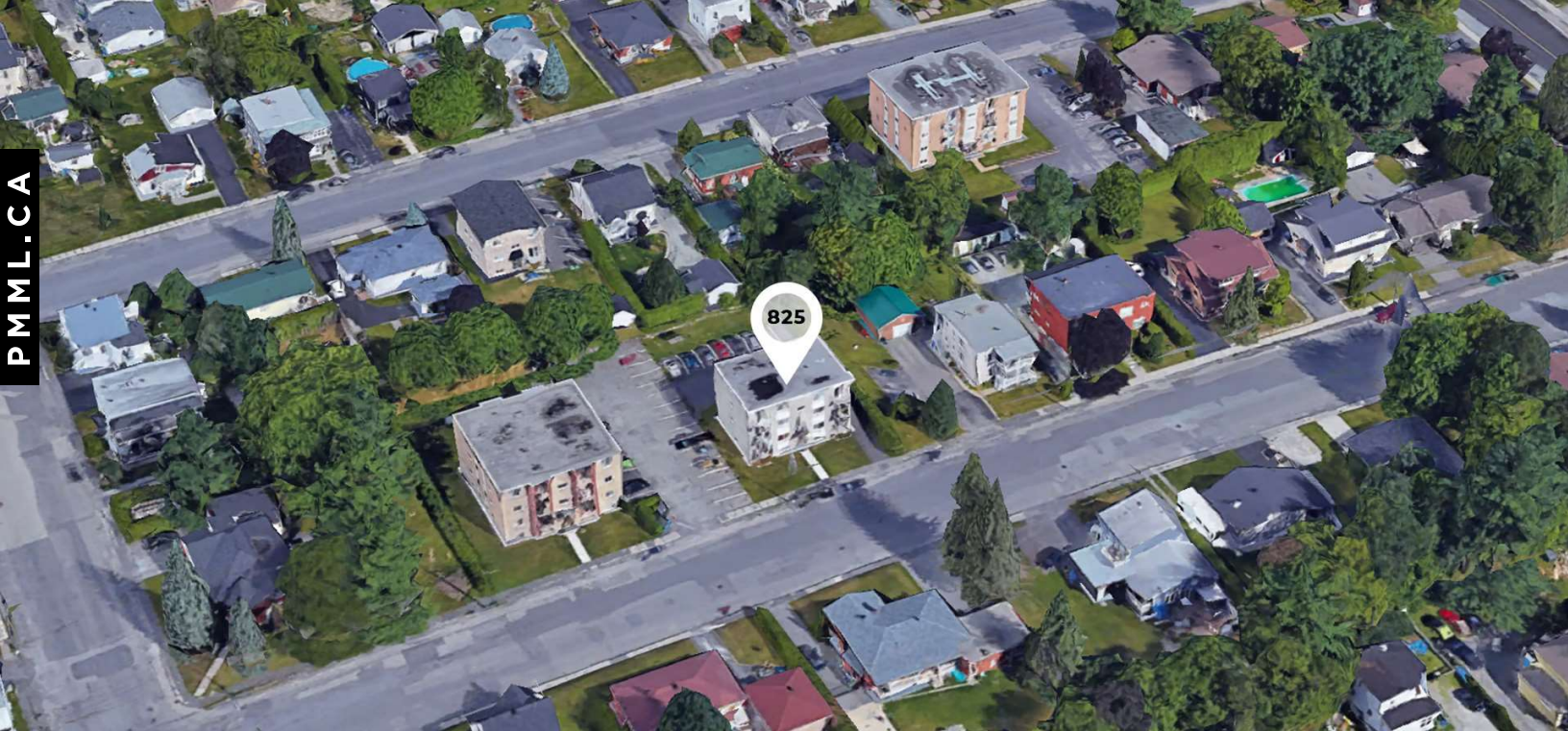
NUMBER OF PARKINGS
8 spaces

RESPONSIBILITY FOR HOT WATER
Tenant

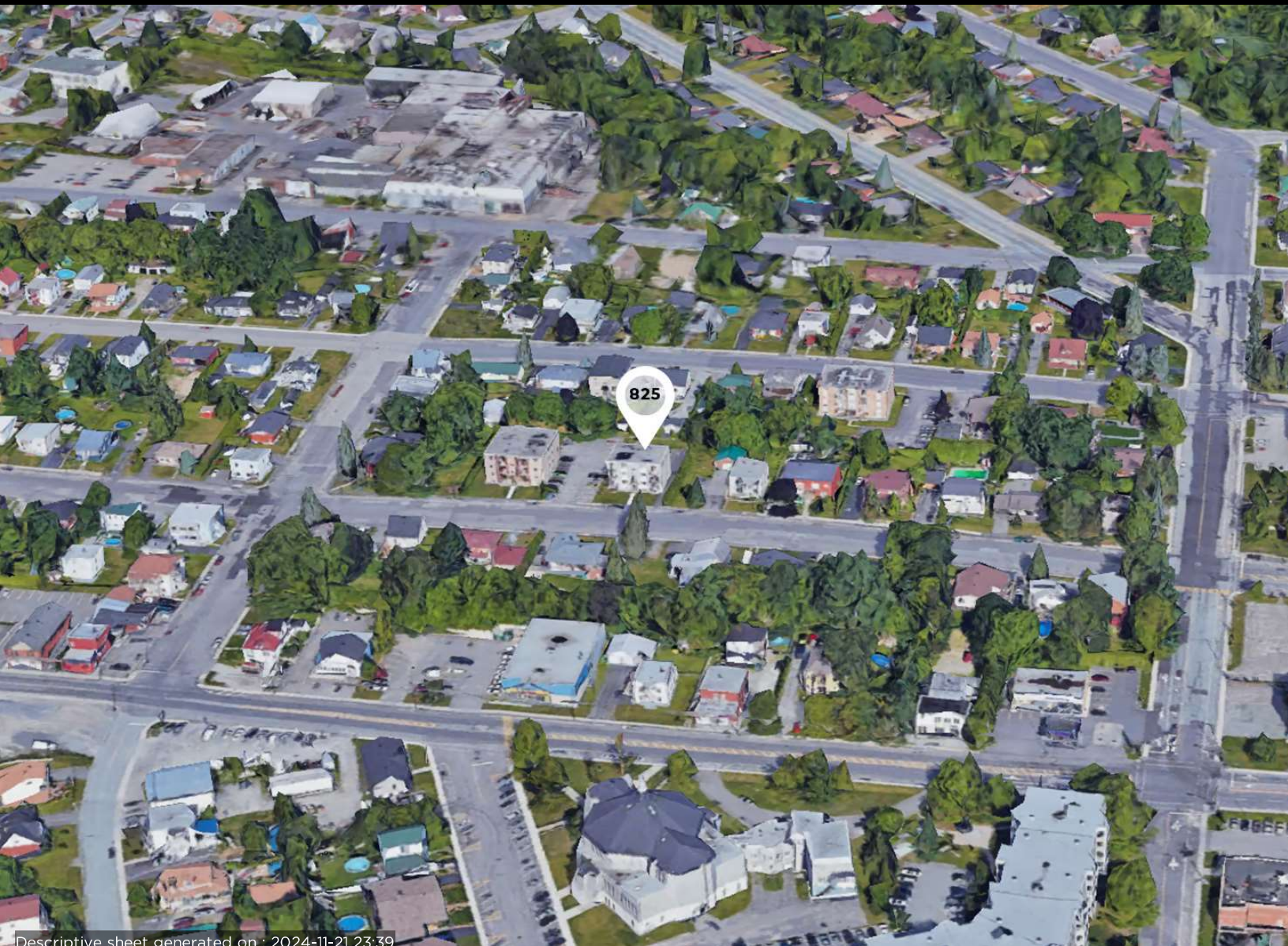
RESPONSIBILITY FOR HEATING
Tenant

RESPONSIBILITY FOR APPLIANCES
Tenant





825 Didace, Magog



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 142 463

LAND AREA

9 107 sq. ft.

CONSTRUCTION

YEAR BUILT

1971

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

67 300 \$

BUILDING

581 400 \$

TOTAL

648 700 \$

CAPITAL SPENDINGS IN RECENT YEARS

Roofing 2005

90% of homes have been renovated over time.

OTHER INFORMATION

The sale is made without legal warranty of quality at the buyer's risk.

New certificate of location ordered.

The property may be sold separately or jointly with the following properties: 1471 Principale, 2631 Sherbrooke, 815 Didace, 790
Maisonneuve, 1230 Champlain.

Snow removal expense: \$1,466.00, Lawn: \$690.00

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, 1 heat pump

HOT WATER SYSTEM

Independent tanks (6 x 2017, 2020, 2024)

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper / ABS

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

90% renovated

CONDITION OF THE BATHROOMS

90% renovated

FLOOR COVERING

Floating / Ceramic

ENVIRONMENTAL STUDY

Non

CONDITION OF ROOF

Elastomer membrane - 2005

SIDING

Brick

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

Changed

CONDITION OF WINDOWS

Original

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Yes

FIRE ALARM SYSTEM

Yes

JANITOR AGREEMENT

To be verified

OTHER INFORMATION

Central vacuum

REVENUE

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		%	RPU(M)
RESIDENTIAL	69 948 \$	100 %	729 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	69 948 \$	100 %	729 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 098 \$	3 %	262 \$
ADMINISTRATION	CMHC	2 884 \$	4 %	360 \$
MUNICIPAL TAXES	Actual	10 630 \$	15 %	1 329 \$
SCHOOL TAXES	Actual	571 \$	1 %	71 \$
INSURANCE	Actual	2 600 \$	4 %	325 \$
ELECTRICITY	Actual	323 \$	0 %	40 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL	CMHC	190 \$	0 %	24 \$
MAINTENANCE RESERVE	CMHC	4 880 \$	7 %	610 \$
WAGES/JANITOR	CMHC	1 720 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		25 896 \$	37 %	3 237 \$
NET INCOME		44 052 \$		5 507 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	496 000 \$	815 000 \$	
FINANCING CAP RATE	6,69 %	5,16 %	
DEBT COVERAGE RATIO	1,25	1,1	
INTEREST RATE	5,22 %	4,22 %	
AMORTIZATION	25 YEARS	45 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	44 052 \$	44 052 \$	
ANNUAL MORTGAGE COST	35 366 \$	42 694 \$	
NET CASH AFTER MORTGAGE	8 876 \$	1 548 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	629 000 \$	310 000 \$	
CASH ON CASH RETURN	1,41 %	0,50 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3,00 %	2,64 %	
IRR WITH 2% MARKET APPRECIATION	6,58 %	9,90 %	

COST PER UNIT
140 625 \$

GROSS REVENUE MULTIPLICATOR
16,1

NET REVENUE MULTIPLICATOR
25,5

FINANCING CAP RATE
3.92 %

