

1 VIGER,
HULL
10 UNITS

FOR SALE



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PMML.CA



PROPERTY DESCRIPTION

AMAZING location! Steps away from the University of Québec in Outaouais, I present to you an investment property which currently operates as a 10 unit property including 1 x 4.5, 2 x 3.5, and 7 bachelors. If you are a creative investor and looking for good cash flow, this is the perfect property for you!

HIGHLIGHTS

A few steps away from the University of Québec in Outaouais
Located 2KM from Portage and 3KM from Ottawa
Zoning Ha-12-041 (Minimum 6 units, no Maximum)

ASKING PRICE

1 050 000 \$

NUMBER OF UNITS

1 x 4.5 + 1 x 3.5 + 7 x studio



NUMBER OF PARKINGS

2 (Can put 6 vehicles)

RESPONSIBILITY FOR HOT WATER

Owner / Tenant.

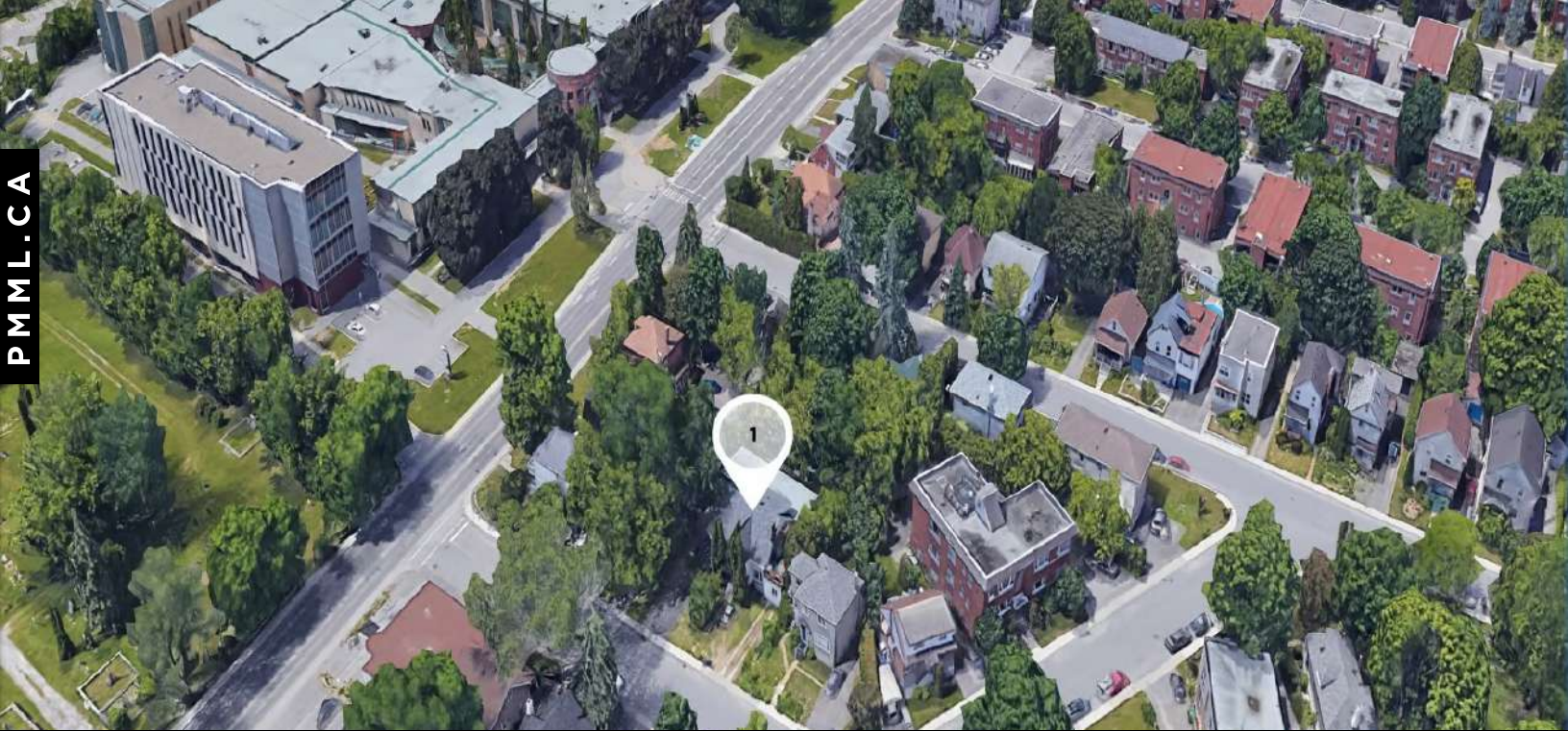
RESPONSIBILITY FOR HEATING

Owner / Tenant.

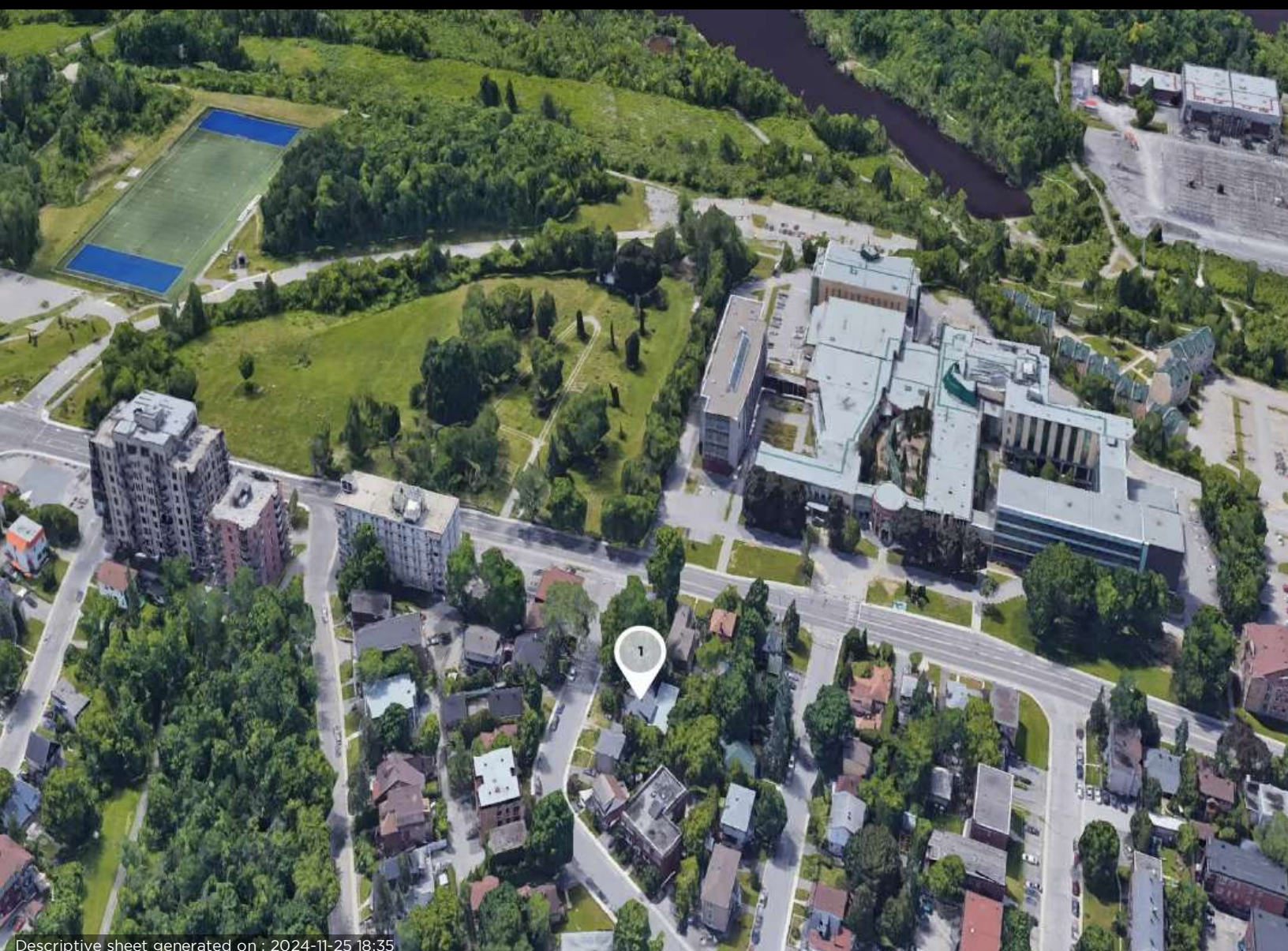
RESPONSIBILITY FOR APPLIANCES

Owner





1 Viger, Hull



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

1 286 652

LAND AREA

8 294 sq ft

CONSTRUCTION

YEAR BUILT

1948

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

347 100\$

BUILDING

446 700\$

TOTAL

793 800\$

CAPITAL SPENDINGS IN RECENT YEARS

Extension to the original property (2015)

OTHER INFORMATION

Inclusions: 10 Refrigerators, 8 Stoves, 7 Microwaves, 3 Paying washers, 3 Paying dryers, 1 Exterior camera system with recorders (3 cameras), 7 Wall-mounted air conditioners, Central vacuum cleaner.

Currently listed as an 8-unit property on the city's register. Zoning allows unlimited density.

Sold without legal warranty of quality at the buyers 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

4 tanks

ELECTRICAL PANELS

4 HQ Meters + 4 Circuit Breaker Panels

PLUMBING

Old section : Copper / New section : PEX

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

Yes

CONDITION OF THE KITCHENS

Average condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Ceramics, Flexible floor coverings, Floating floor

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

Asphalt shingles (Old section 2014 / New section 2015)

SIDING

Stucco, Canexel

CONDITION OF BALCONIES

Average condition

CONDITION OF DOORS

Average condition

CONDITION OF WINDOWS

Old section : Average condition / New section : Good condition 2015

PARKING SURFACE

Outdoor

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

Smoke detectors in apartments

JANITOR AGREEMENT

1 tenant gets a \$200 discount on his rent to take care of the common areas, garbage, lawn, snow removal from the balconies.

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	106 200 \$	100 %	885 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM	523 \$	0 %	4 \$
STORAGE			
TOTAL REVENUE	106 723 \$	100 %	889 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 269 \$	4 %	427 \$
ADMINISTRATION	CMHC	4 354 \$	4 %	435 \$
MUNICIPAL TAXES	Actual	8 444 \$	8 %	844 \$
SCHOOL TAXES	Actual	608 \$	1 %	61 \$
INSURANCE	Actual	16 148 \$	15 %	1 615 \$
ELECTRICITY	Actual	6 128 \$	6 %	613 \$
HEATING				
SNOW REMOVAL	Actual	667 \$	1 %	67 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	6 100 \$	6 %	610 \$
WAGES/JANITOR	CMHC	2 150 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		48 868 \$	46 %	4 887 \$
NET INCOME		57 855 \$		5 786 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	630 000 \$	893 000 \$	
FINANCING CAP RATE	6.5 %	5.28 %	
DEBT COVERAGE RATIO	1.28	1.1	
INTEREST RATE	5.39 %	4.50 %	
AMORTIZATION	25 YEARS	35 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	57 855 \$	57 855 \$	
ANNUAL MORTGAGE COST	45 663 \$	53 389 \$	
NET CASH AFTER MORTGAGE	12 859 \$	5 133 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	420 000 \$	157 000 \$	
CASH ON CASH RETURN	3.06 %	3.27 %	
RETURN ON LIQUIDITY + CAPITALIZATION	6.01 %	10.58 %	
IRR WITH 2% MARKET APPRECIATION	11.01 %	23.96 %	

COST PER UNIT
105 000 \$

GROSS REVENUE MULTIPLICATOR
9,8

NET REVENUE MULTIPLICATOR
18,1

FINANCING CAP RATE
5.51 %



