

PMML

81 - 81E RUE CHAMPAGNAT,
DESJARDINS

FOR SALE



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PROPERTY DESCRIPTION

Beautiful 6-unit building located in the heart of Lévis. Includes 1 x 8.5, 2 x 5 .5, 1 x 4 .5 and 2 x 3 .5. Owner pays heating, electricity and hot water for all units except 5.5. Superb grounds, 2 garages, 2 parking spaces per unit and well-appointed, renovated units. Attractive income-earning potential, ideal as a first investment.

HIGHLIGHTS

Prestigious building for owner-occupier or investor
Potential for increased income
Building in good general condition
Located in the heart of local services, school, Desjardins, etc.

ASKING PRICE

960 000 \$

NUMBER OF UNITS

$1 \times 8.5 + 2 \times 5.5 + 1 \times 4.5 + 2 \times 3.5$



NUMBER OF PARKINGS
12 spots

RESPONSIBILITY FOR HOT WATER

Owner except for 2 x 5.5

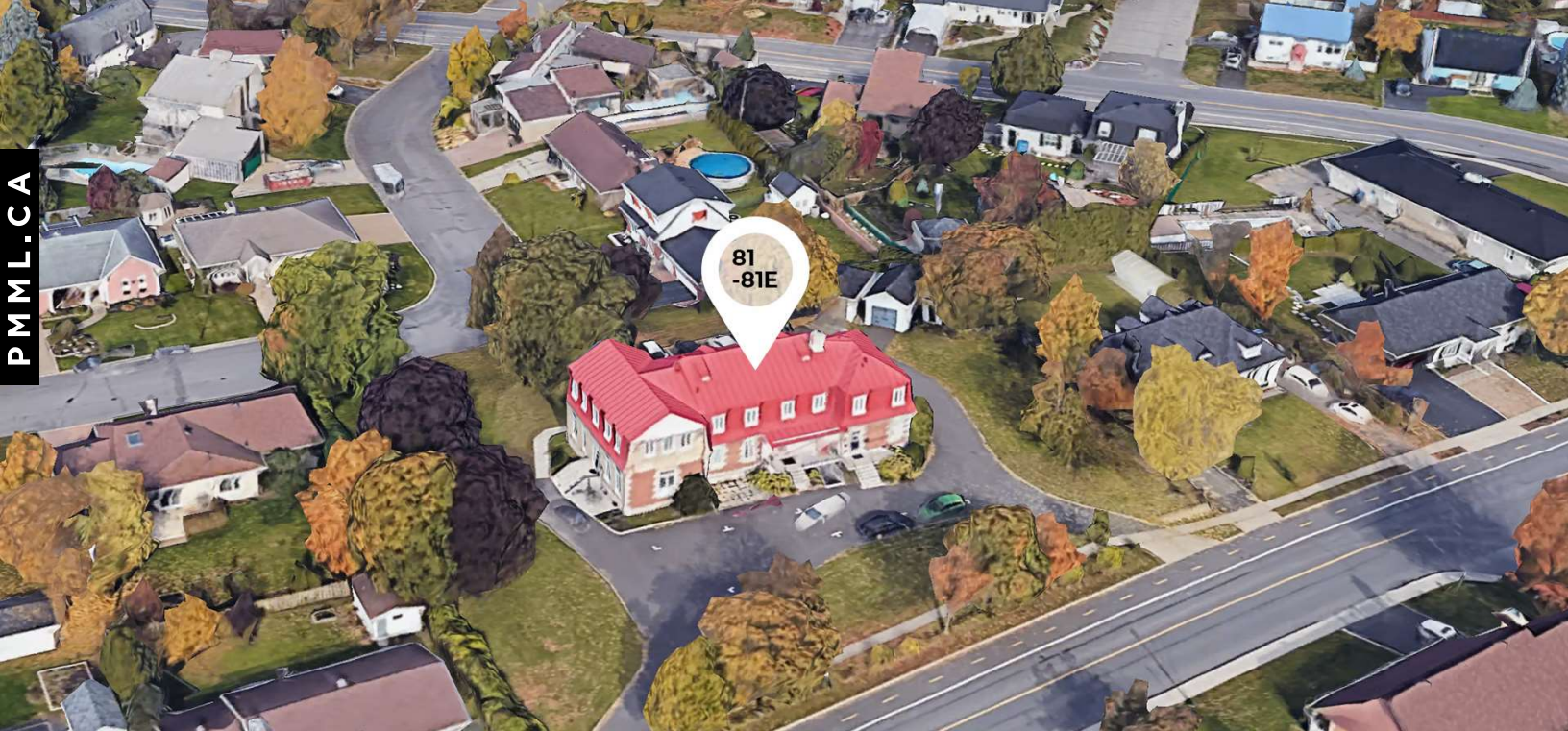
RESPONSIBILITY FOR HEATING

Owner except for 2 x 5.5

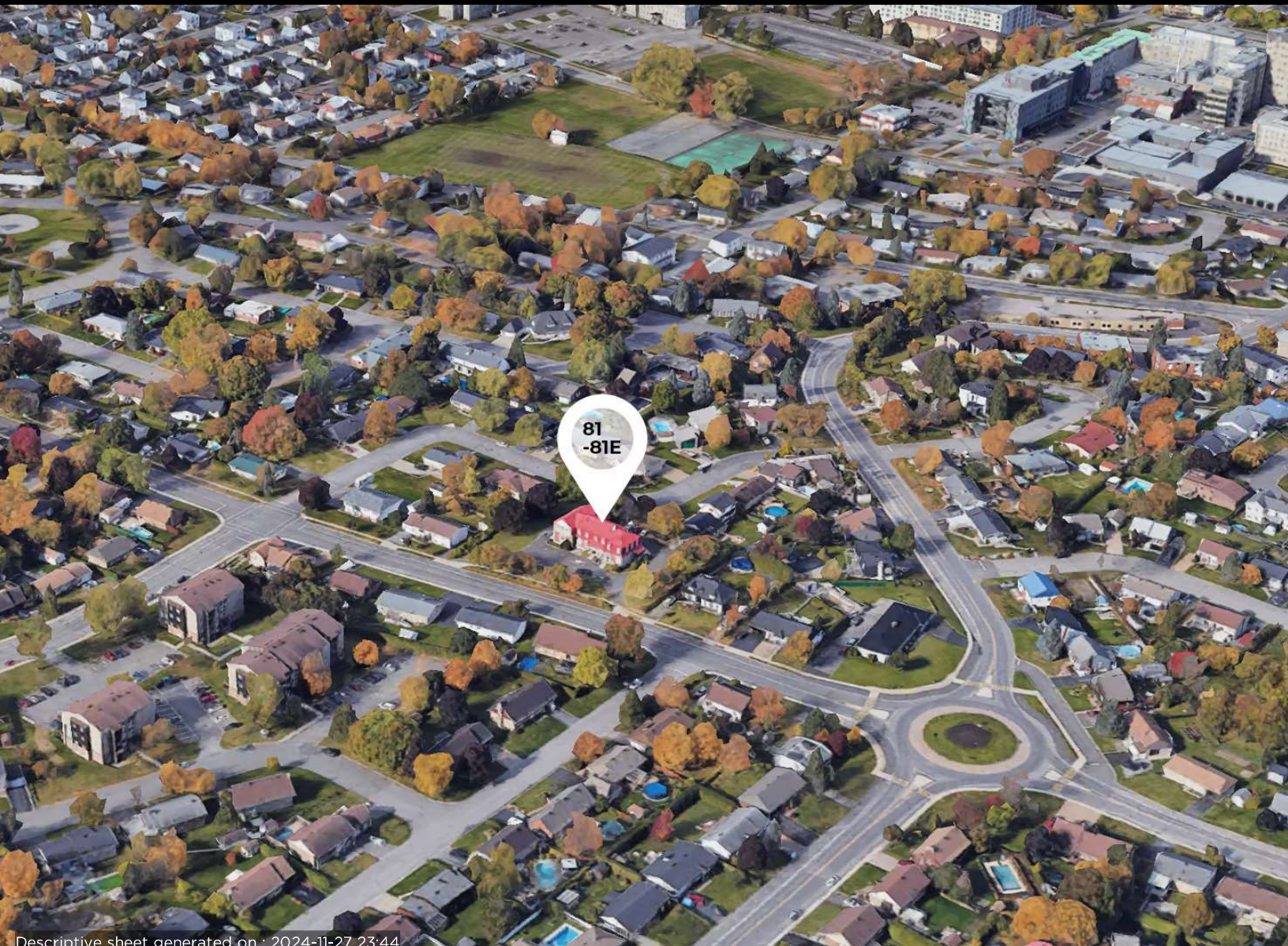
RESPONSIBILITY FOR APPLIANCES

Washer/dryer for 1 x 4.5





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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

5 915 822

LAND AREA

31 935 sq. ft

CONSTRUCTION

YEAR BUILT

1931

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood and brick

MUNICIPAL ASSESSMENT

LAND

388 700\$

BUILDING

214 000\$

TOTAL

602 700\$

CAPITAL SPENDINGS IN RECENT YEARS

Roof repainted and sealed in 2018, water heaters replaced in 2016
Gradual improvement of plumbing during renovation of 5 of 6 units
3 kitchens redone, 5 bathrooms renovated
Floor coverings replaced in all units
Heating system replaced in 2016
One unit converted to electric baseboard heating
Paving of asphalt driveway redone in 2018

OTHER INFORMATION

The sale is made without any legal guarantee of quality, 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 and baseboards

HOT WATER SYSTEM

Independent and central tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper, Pex, Abs

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Floating, wood, ceramic

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

Good condition - Repainted in 2018

SIDING

Bricks

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

Good condition - Approx. 15 years

CONDITION OF WINDOWS

Good condition - Approx. 15 years

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	70 260 \$	100 %	976 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	70 260 \$	100 %	976 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	Actual	2 108 \$	3 %	351 \$
ADMINISTRATION	Actual	2 896 \$	4 %	483 \$
MUNICIPAL TAXES	Actual	8 822 \$	13 %	1 470 \$
SCHOOL TAXES	Actual	512 \$	1 %	85 \$
INSURANCE	Actual	3 955 \$	6 %	659 \$
ELECTRICITY	Actual	6 087 \$	9 %	1 015 \$
HEATING				
SNOW REMOVAL	Estimated	2 012 \$	3 %	335 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	5 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		31 342 \$	45 %	5 224 \$
NET INCOME		38 918 \$		6 486 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	489 000 \$	700 000 \$	
FINANCING CAP RATE	6,28 %	4,97 %	
DEBT COVERAGE RATIO	1,15	1,1	
INTEREST RATE	5,44 %	4,44 %	
AMORTIZATION	25 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	38 918 \$	38 918 \$	
ANNUAL MORTGAGE COST	35 613 \$	39 493 \$	
NET CASH AFTER MORTGAGE	5 317 \$	1 437 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	471 000 \$	260 000 \$	
CASH ON CASH RETURN	1,13 %	0,55 %	
RETURN ON LIQUIDITY + CAPITALIZATION	3,15 %	3,23 %	
IRR WITH 2% MARKET APPRECIATION	7,23 %	10,61 %	

COST PER UNIT
160 000 \$

GROSS REVENUE MULTIPLICATOR
13,7

NET REVENUE MULTIPLICATOR
24,7

FINANCING CAP RATE
4.05 %

