

PMML

322A-328B BOUCHARD,
LAC-ETCHEMIN

8 UNITS

FOR SALE



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PMML.CA



PROPERTY DESCRIPTION

Three neighboring buildings (2 X duplex and 1 X quadruplex) located in Lac-Étchemin. They include 4 x 4.5 and 4 x 5.5 units, all rented without heating, lighting or hot water. Served by municipal sanitation and an artesian well. Possibility of adding two units in the basement of #322 (to be confirmed with the City). Large, well-divided units with a good rental clientele. Buildings in very good condition. Opportunity to seize!

HIGHLIGHTS

Well-located buildings close to services
Very good investment, sought-after properties
Opportunity to increase income
No major short-term expenses

ASKING PRICE

1 100 000 \$

NUMBER OF UNITS
 $4 \times 5.5 + 4 \times 4.5$



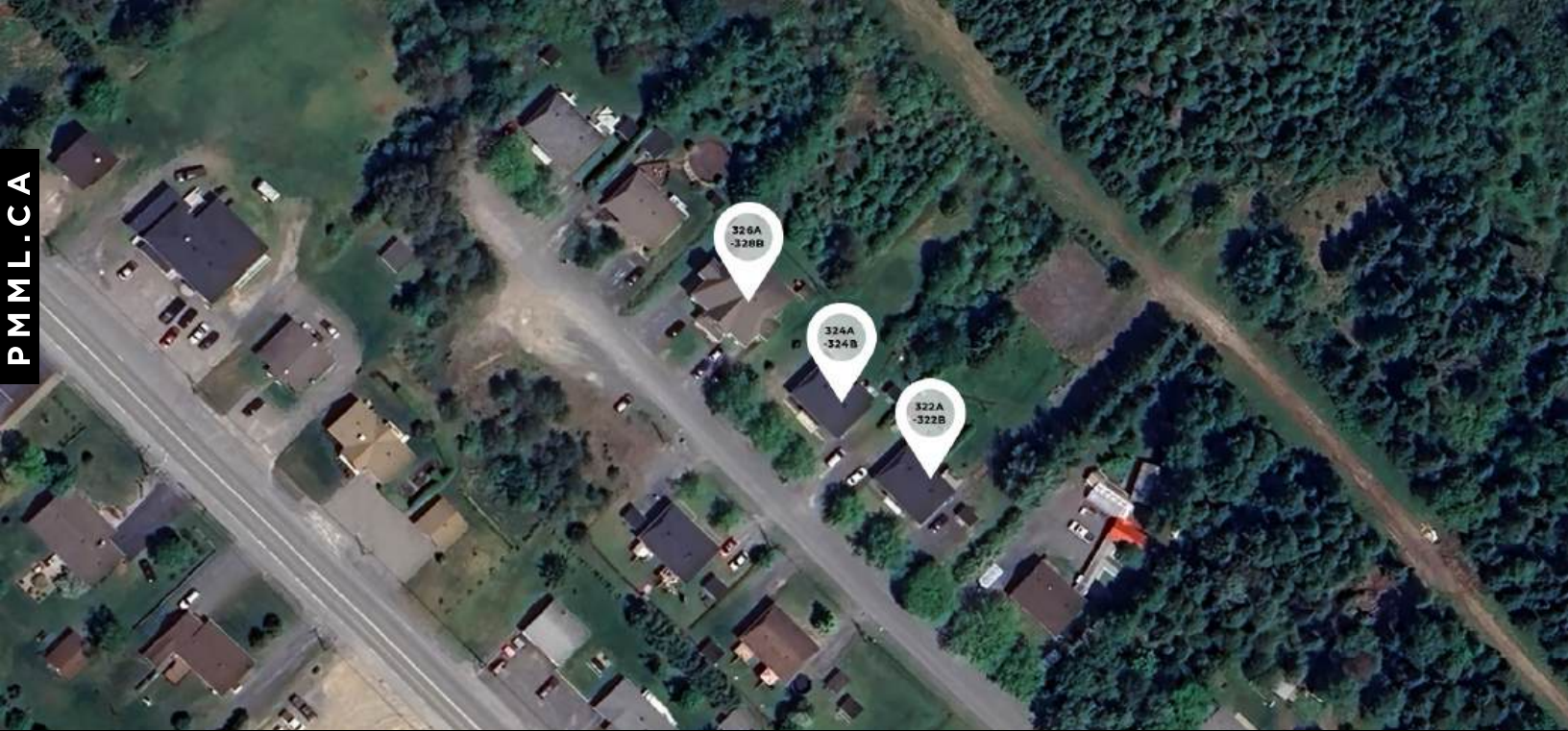
NUMBER OF PARKINGS
16

RESPONSIBILITY FOR HOT WATER
Tenants

RESPONSIBILITY FOR HEATING
Tenants

RESPONSIBILITY FOR APPLIANCES
Tenants





322A-328B Bouchard, Lac-Etchemin



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 601 369 , 3 601 358, 3 601 357

LAND AREA

56 040 Sq Ft

CONSTRUCTION

YEAR BUILT

1976-1985-2008

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

\$70 500

BUILDING

\$654 500

TOTAL

\$725 000

CAPITAL SPENDINGS IN RECENT YEARS

Kitchen, bathroom, roof, etc.

OTHER INFORMATION

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

The sale includes 2 duplexes and 1 quadruplex.

Well supplies buildings with potable water and treatment system.

Full-height basement in #322 with potential for additional units

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 convectors

HOT WATER SYSTEM

Independent Tank

ELECTRICAL PANELS

Breakers

PLUMBING

Pex, Abs

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good shape

CONDITION OF THE BATHROOMS

Good shape

FLOOR COVERING

Floating / ceramic / hard wood

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

Approximately 16, 10 and 6 years old

SIDING

Bricks

CONDITION OF BALCONIES

Wood , Concrete (Good shape)

CONDITION OF DOORS

Good shape

CONDITION OF WINDOWS

Good shape

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	78 456 \$	100 %	817 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	78 456 \$	100 %	817 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 354 \$	3 %	294 \$
ADMINISTRATION	CMHC	3 234 \$	4 %	404 \$
MUNICIPAL TAXES	Actual	8 521 \$	11 %	1 065 \$
SCHOOL TAXES	Actual	548 \$	1 %	69 \$
INSURANCE	Actual	3 674 \$	5 %	459 \$
ELECTRICITY	Actual	851 \$	1 %	106 \$
HEATING				
SNOW REMOVAL	Actual	7 186 \$	9 %	898 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	4 880 \$	6 %	610 \$
WAGES/JANITOR	CMHC	1 720 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		32 968 \$	42 %	4 121 \$
NET INCOME		45 488 \$		5 686 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	621 000 \$	935 000 \$	
FINANCING CAP RATE	6.36 %	4.55 %	
DEBT COVERAGE RATIO	1.2	1.1	
INTEREST RATE	5.13 %	4.13 %	
AMORTIZATION	25 YEARS	45 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	45 488 \$	45 488 \$	
ANNUAL MORTGAGE COST	43 894 \$	48 297 \$	
NET CASH AFTER MORTGAGE	8 780 \$	4 377 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	479 000 \$	165 000 \$	
CASH ON CASH RETURN	1.83 %	2.65 %	
RETURN ON LIQUIDITY + CAPITALIZATION	4.48 %	7.39 %	
IRR WITH 2% MARKET APPRECIATION	9.07 %	20.73 %	

COST PER UNIT
137 500 \$

GROSS REVENUE MULTIPLICATOR
14,0

NET REVENUE MULTIPLICATOR
24,2

FINANCING CAP RATE
4.14 %



