

# PMML

## 21 RENAUD, BROWNSBURG

75 UNITS

FOR SALE



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**PMML.CA**



## PROPERTY DESCRIPTION

Senior Residence - 75 units for autonomous, semi-autonomous residents and intermediate resources. A new pavilion was built in 2021 to serve 25 residents in RI of the CIUSSS des Laurentides. Large excess land to double the number of units. Excellent management, no staffing problems, profitable business and development potential.

### HIGHLIGHTS

New pavilion built in 2021; Large storage spaces or other amenities  
No competition in the sector  
Adequate staff in place and no staffing issues  
Manager in place, easy and secure transition

### ASKING PRICE

6 195 000 \$

**NUMBER OF UNITS**

75 rooms



**NUMBER OF PARKINGS**

More than 40  
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**RESPONSIBILITY FOR HOT WATER**

Owner

**RESPONSIBILITY FOR HEATING**

Owner

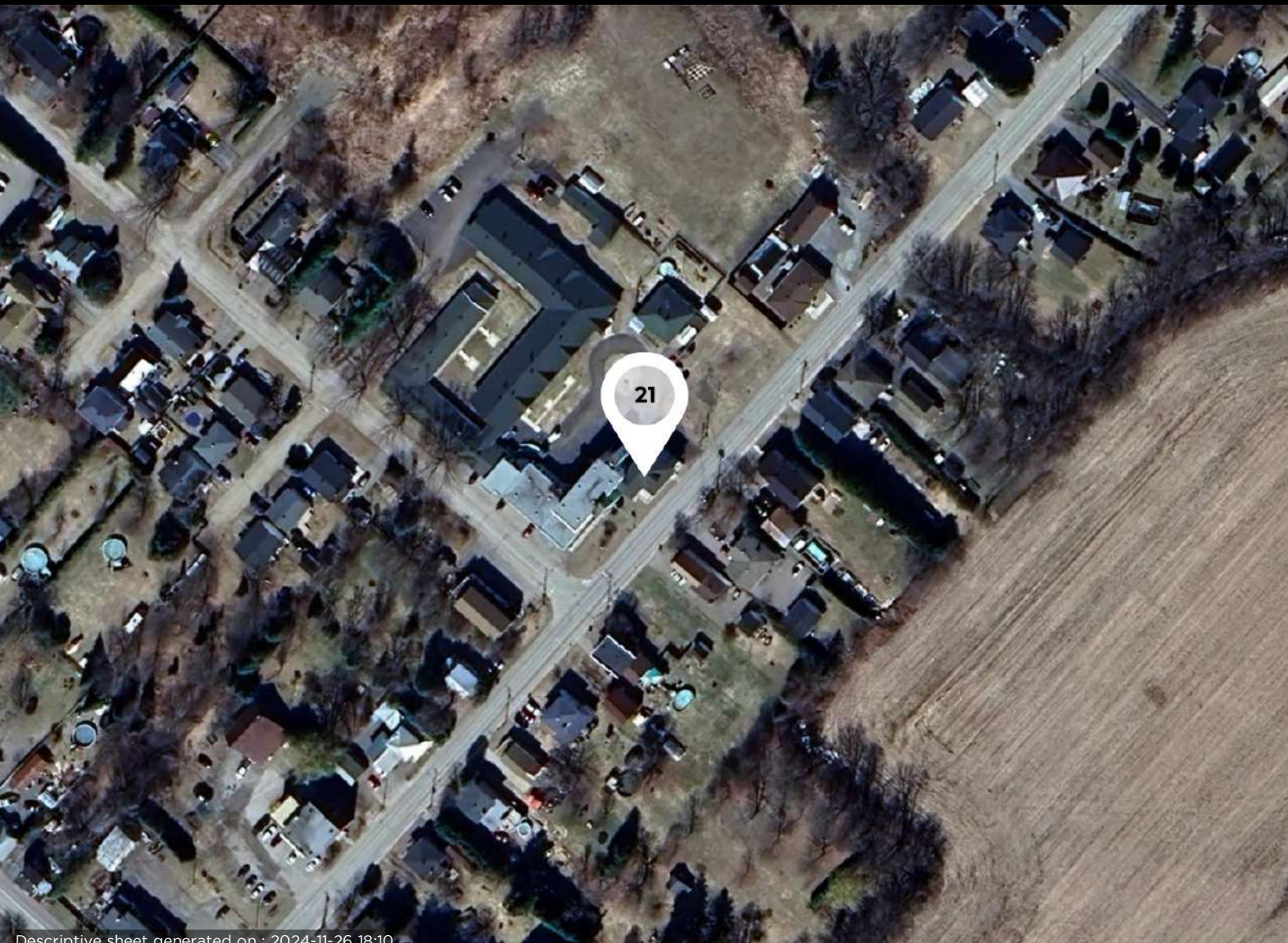
**RESPONSIBILITY FOR APPLIANCES**

Owner





21 Renaud, Brownsburg



# BUILDING DESCRIPTION

## GENERAL INFORMATIONS

### CADASTRAL NUMBER

4 422 396

### LAND AREA

179 328 sq.ft

## CONSTRUCTION

### YEAR BUILT

1963 / 2021

### BUILDING TYPE

Detached; several sections

### CONSTRUCTION TYPE

Wood structure

## MUNICIPAL ASSESSMENT

### LAND

\$ 392 700

### BUILDING

\$ 5 746 800

### TOTAL

\$ 6 139 500

## CAPITAL SPENDINGS IN RECENT YEARS

New building section in 2021

## OTHER INFORMATION

Category 3 Senior residence

25 intermediary resources with CIUSSS of Laurentides; 5 LGAR contracts

\*The rented house is not part of this sale; the cadaster operation will be done by the seller\*

Sold without legal warranty of quality at buyer's own risks

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 forced air; electric baseboards

### HOT WATER SYSTEM

Electric centralized

### ELECTRICAL PANELS

Circuit breakers

### PLUMBING

Mix; copper and pex

### WASHER AND DRYER OUTLET

N/A

### LAUNDRY ROOM

Laundry service once a week

### CONDITION OF THE KITCHENS

Conformed to senior residence standards

### CONDITION OF THE BATHROOMS

One private bathroom per room; renovated

### FLOOR COVERING

Mix: Linoleum, ceramic, laminated

### ENVIRONMENTAL STUDY

To be updated

### CONDITION OF ROOF

Recent

### SIDING

Brick, vinyl

### CONDITION OF BALCONIES

None

### CONDITION OF DOORS

Good condition

### CONDITION OF WINDOWS

Good condition

### PARKING SURFACE

To be verified

### INTERCOM SYSTEM

Entry control

### FIRE ALARM SYSTEM

Sprinklers and conformed

### JANITOR AGREEMENT

Good staff in position

### OTHER INFORMATION

Surveillance 24/7

# REVENUE

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		%	RPU(M)
RESIDENTIAL	2 530 363 \$	100 %	2 812 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
<b>TOTAL REVENUE</b>	<b>2 530 363 \$</b>	<b>100 %</b>	<b>2 812 \$</b>

# EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	Actual	126 518 \$	5 %	1 687 \$
ADMINISTRATION	CMHC	120 192 \$	5 %	1 603 \$
MUNICIPAL TAXES	Actual	45 658 \$	2 %	609 \$
SCHOOL TAXES	Actual	4 394 \$	0 %	59 \$
INSURANCE	Actual	49 472 \$	2 %	660 \$
ELECTRICITY	Actual	72 708 \$	3 %	969 \$
HEATING	Actual	4 422 \$	0 %	59 \$
SNOW REMOVAL	Actual	3 046 \$	0 %	41 \$
ELEVATOR				
EQUIPMENT RENTAL	Actual	11 196 \$	0 %	149 \$
MAINTENANCE RESERVE	Actual	62 573 \$	2 %	834 \$
WAGES/JANITOR	Actual	1 195 721 \$	47 %	15 943 \$
FURNITURE RESERVE				
	Actual	97 260 \$	4 %	1 297 \$
	Actual	191 970 \$	8 %	2 560 \$
<b>TOTAL EXPENSES</b>		<b>1 985 130 \$</b>	<b>78 %</b>	<b>26 468 \$</b>
<b>NET INCOME</b>		<b>545 233 \$</b>		<b>7 270 \$</b>

# FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	4 646 000 \$		
FINANCING CAP RATE	6.54 %		
DEBT COVERAGE RATIO	1.25		
INTEREST RATE	5.00 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

# CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	545 233 \$		
ANNUAL MORTGAGE COST	324 256 \$		
NET CASH AFTER MORTGAGE	220 977 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	1 549 000 \$		
CASH ON CASH RETURN	14.27 %		
RETURN ON LIQUIDITY + CAPITALIZATION	20.50 %		
IRR WITH 2% MARKET APPRECIATION	28.50 %		

COST PER UNIT  
82 600 \$

GROSS REVENUE MULTIPLICATOR  
2,4

NET REVENUE MULTIPLICATOR  
11,4

FINANCING CAP RATE  
8.80 %





