

PMML

595 30E RUE,
SAINT-GEORGES

6 UNITS

FOR SALE



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PROPERTY DESCRIPTION

Impeccable 6-unit building with 6 units of sizes 5 and a half.

Built in 1965, this brick building has undergone several renovations (doors, windows, balconies, roof) over the years and is in excellent condition. Each unit has a balcony, and energy costs are the responsibility of the tenants. Seize this investment opportunity!

HIGHLIGHTS

Large units

Recent renovation of doors, windows, balconies and roofing

Energy charges to tenants

ASKING PRICE

980 000 \$

NUMBER OF UNITS

6 x 5.5



NUMBER OF PARKINGS

8 spaces

RESPONSIBILITY FOR HOT WATER

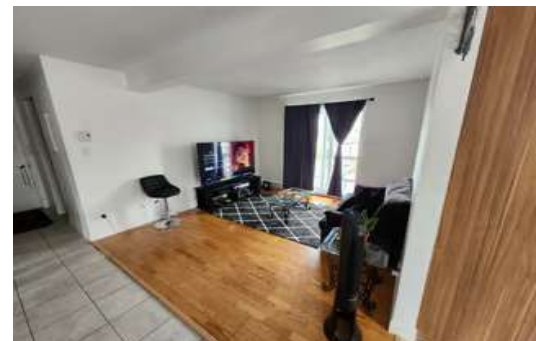
Tenants

RESPONSIBILITY FOR HEATING

Tenants

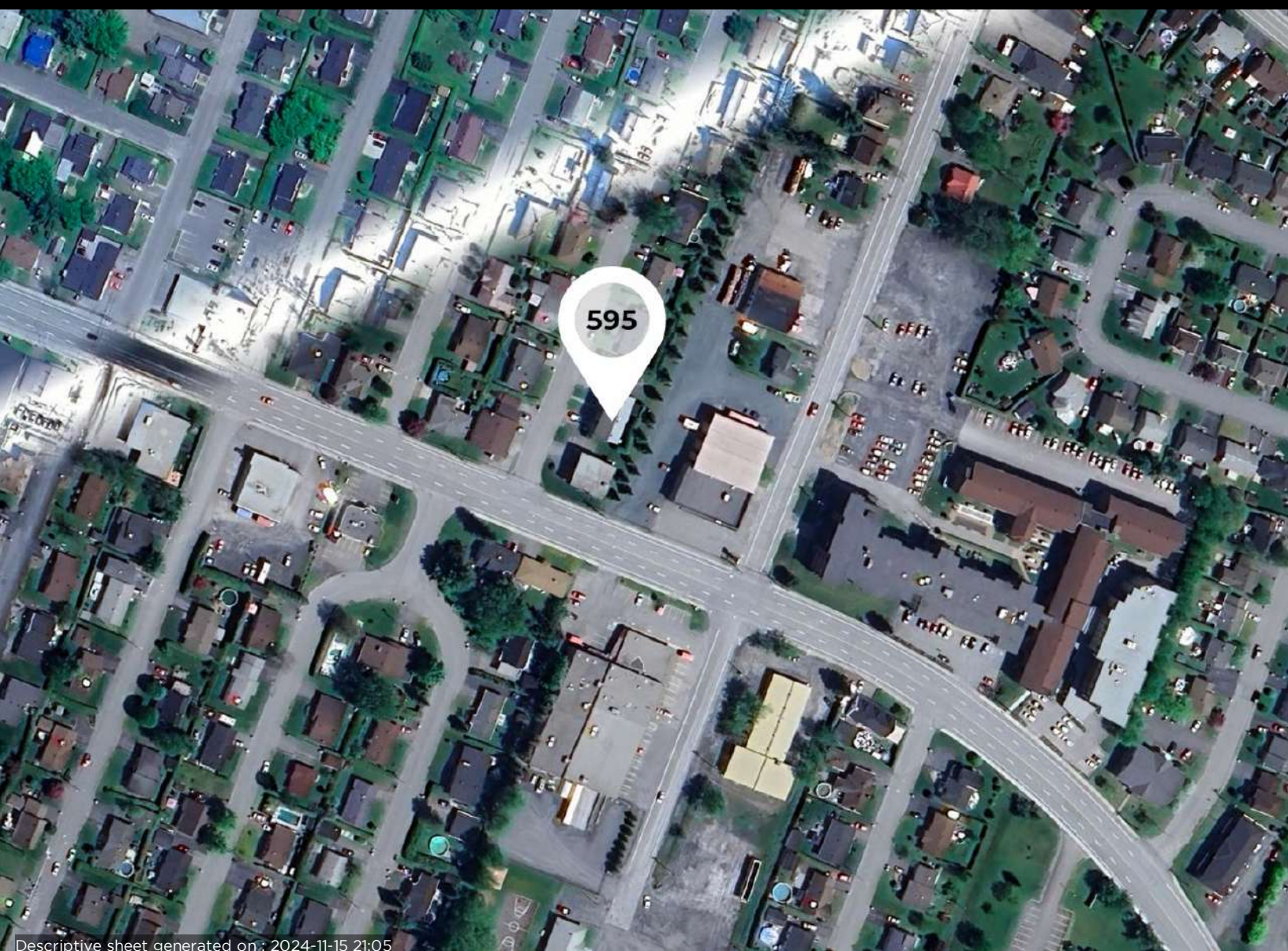
RESPONSIBILITY FOR APPLIANCES

Tenants





595 30e Rue, Saint-Georges



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

2 553 842

LAND AREA

7,506 sq. ft.

CONSTRUCTION

YEAR BUILT

1985

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

76 700 \$

BUILDING

447 000 \$

TOTAL

523 700 \$

CAPITAL SPENDINGS IN RECENT YEARS

Balconies
Doors and windows
Roofs
Kitchen
Bathroom
Floor coverings

OTHER INFORMATION

The SELLER gives no legal warranty of quality to the buyer, [...] (see broker for complete clause).

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

Independent tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Pex, ABS, copper

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Ceramic and floating

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

2017 and 2019 in two parts

SIDING

Brick and steel

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

Smoke detectors

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	61 284 \$	100 %	851 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	61 284 \$	100 %	851 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	1 839 \$	3 %	306 \$
ADMINISTRATION	CMHC	2 526 \$	4 %	421 \$
MUNICIPAL TAXES	Actual	7 807 \$	13 %	1 301 \$
SCHOOL TAXES	Actual	456 \$	1 %	76 \$
INSURANCE	Actual	2 423 \$	4 %	404 \$
ELECTRICITY	Estimated	450 \$	1 %	75 \$
HEATING				
SNOW REMOVAL	Actual	829 \$	1 %	138 \$
ELEVATOR				
EQUIPMENT RENTAL	Actual	317 \$	1 %	53 \$
MAINTENANCE RESERVE	CMHC	3 660 \$	6 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
LAWN	Actual	517 \$	1 %	86 \$
INTERNET	Actual	621 \$	1 %	104 \$
TOTAL EXPENSES		22 735 \$	37 %	3 789 \$
NET INCOME		38 549 \$		6 425 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	455 000 \$	708 000 \$	
FINANCING CAP RATE	6.54 %	4.77 %	
DEBT COVERAGE RATIO	1.2	1.1	
INTEREST RATE	5.43 %	4.43 %	
AMORTIZATION	25 YEARS	45 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	38 549 \$	38 549 \$	
ANNUAL MORTGAGE COST	33 105 \$	38 308 \$	
NET CASH AFTER MORTGAGE	6 590 \$	1 387 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	525 000 \$	272 000 \$	
CASH ON CASH RETURN	1.25 %	0.51 %	
RETURN ON LIQUIDITY + CAPITALIZATION	2.95 %	2.51 %	
IRR WITH 2% MARKET APPRECIATION	6.68 %	9.72 %	

COST PER UNIT
163 333 \$

GROSS REVENUE MULTIPLICATOR
16,0

NET REVENUE MULTIPLICATOR
25,4

FINANCING CAP RATE
3.93 %

