

PMML

151 LESAGE,
SAINTE-ADÈLE

6 UNITS

FOR SALE



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PROPERTY DESCRIPTION

This 5-bedroom house, in addition to the main 5.5 unit currently occupied by the owners, is located directly across from the École Hôtelière des Laurentides. The house is of ancestral style and the land could potentially be subdivided. There is a strong demand for rentals in the area, particularly from students of the École Hôtelière des Laurentides.

HIGHLIGHTS

Very good income
Ideal location for renting to students
Possibility of subdividing the plot

ASKING PRICE

599 000 \$

NUMBER OF UNITS

5 Bedrooms + 1 x 5.5



NUMBER OF PARKINGS

8 spots

RESPONSIBILITY FOR HOT WATER

Owner

RESPONSIBILITY FOR HEATING

Owner

RESPONSIBILITY FOR APPLIANCES

Owner





151 Lesage, Sainte-Adèle



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

2 230 051

LAND AREA

13 660 sq ft

CONSTRUCTION

YEAR BUILT

1930

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood

MUNICIPAL ASSESSMENT

LAND

128 700\$

BUILDING

193 200\$

TOTAL

321 900\$

CAPITAL SPENDINGS IN RECENT YEARS

Insulation/Urethane 2023

Roof 2023

Door and windows

OTHER INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer

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

Central tank

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper & ABS

WASHER AND DRYER OUTLET

Common areas

LAUNDRY ROOM

Common areas

CONDITION OF THE KITCHENS

Good Condition

CONDITION OF THE BATHROOMS

2 Years

FLOOR COVERING

Wood, Ceramic, Flooring, floating

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

2023

SIDING

shingles

CONDITION OF BALCONIES

Wood

CONDITION OF DOORS

10 Years

CONDITION OF WINDOWS

2 Years

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Yes

FIRE ALARM SYSTEM

Yes with Conformity

JANITOR AGREEMENT

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	53 700 \$	100 %	746 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	53 700 \$	100 %	746 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	1 611 \$	3 %	269 \$
ADMINISTRATION	CMHC	2 214 \$	4 %	369 \$
MUNICIPAL TAXES	Actual	2 818 \$	5 %	470 \$
SCHOOL TAXES	Actual	155 \$	0 %	26 \$
INSURANCE	Actual	2 829 \$	5 %	472 \$
ELECTRICITY	Actual	4 293 \$	8 %	716 \$
HEATING				
SNOW REMOVAL	Actual	644 \$	1 %	107 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	7 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
INTERNET	Actual	2 025 \$	4 %	338 \$
TELUS	Actual	414 \$	1 %	69 \$
TOTAL EXPENSES		21 953 \$	41 %	3 659 \$
NET INCOME		31 747 \$		5 291 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	389 000 \$	509 000 \$	
FINANCING CAP RATE	6.25 %	5.02 %	
DEBT COVERAGE RATIO	1.3	1.1	
INTEREST RATE	5.00 %	4.50 %	
AMORTIZATION	30 YEARS	40 YEARS	
TERM	5 YEARS	5 YEARS	

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	31 747 \$	31 747 \$	
ANNUAL MORTGAGE COST	24 913 \$	29 166 \$	
NET CASH AFTER MORTGAGE	7 478 \$	3 225 \$	
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	210 000 \$	90 000 \$	
CASH ON CASH RETURN	3.56 %	3.58 %	
RETURN ON LIQUIDITY + CAPITALIZATION	6.32 %	9.16 %	
IRR WITH 2% MARKET APPRECIATION	12.02 %	22.47 %	

COST PER UNIT
99 833 \$

GROSS REVENUE MULTIPLICATOR
11,2

NET REVENUE MULTIPLICATOR
18,9

FINANCING CAP RATE
5.30 %







