

1 - 11 L'ASSOMPTION EST SAINT-CHARLES-BORROMÉE

6 UNITS

PMML

FOR SALE



Chantal Bergeron

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit building, recently constructed (2022), offering high-quality construction, durability, and peace of mind. It consists of six 4½-bedroom units, providing your tenants with spacious and comfortable living quarters. Each unit comes with two private parking spaces, outdoor storage, and a wall-mounted air conditioner. Ideally located, close to several essential daily amenities.

HIGHLIGHTS

- ✓ Ideal location for your tenants;
- ✓ -5 minutes from Joliette Hospital
- ✓ -1 minute from the grocery store
- ✓ -10 minutes from the Cégep Régional de Lanaudière in Joliette

ASKING PRICE :

1 900 000\$

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2022

ADDITIONAL INFORMATION

- The sale is subject to the statutory warranty of quality and title.
- The buyer has the option to purchase the adjacent property, located at 3-23 L'Assomption E.

Responsibility for appliances
Tenants

Number of units
6



Number of Parking Spaces
12

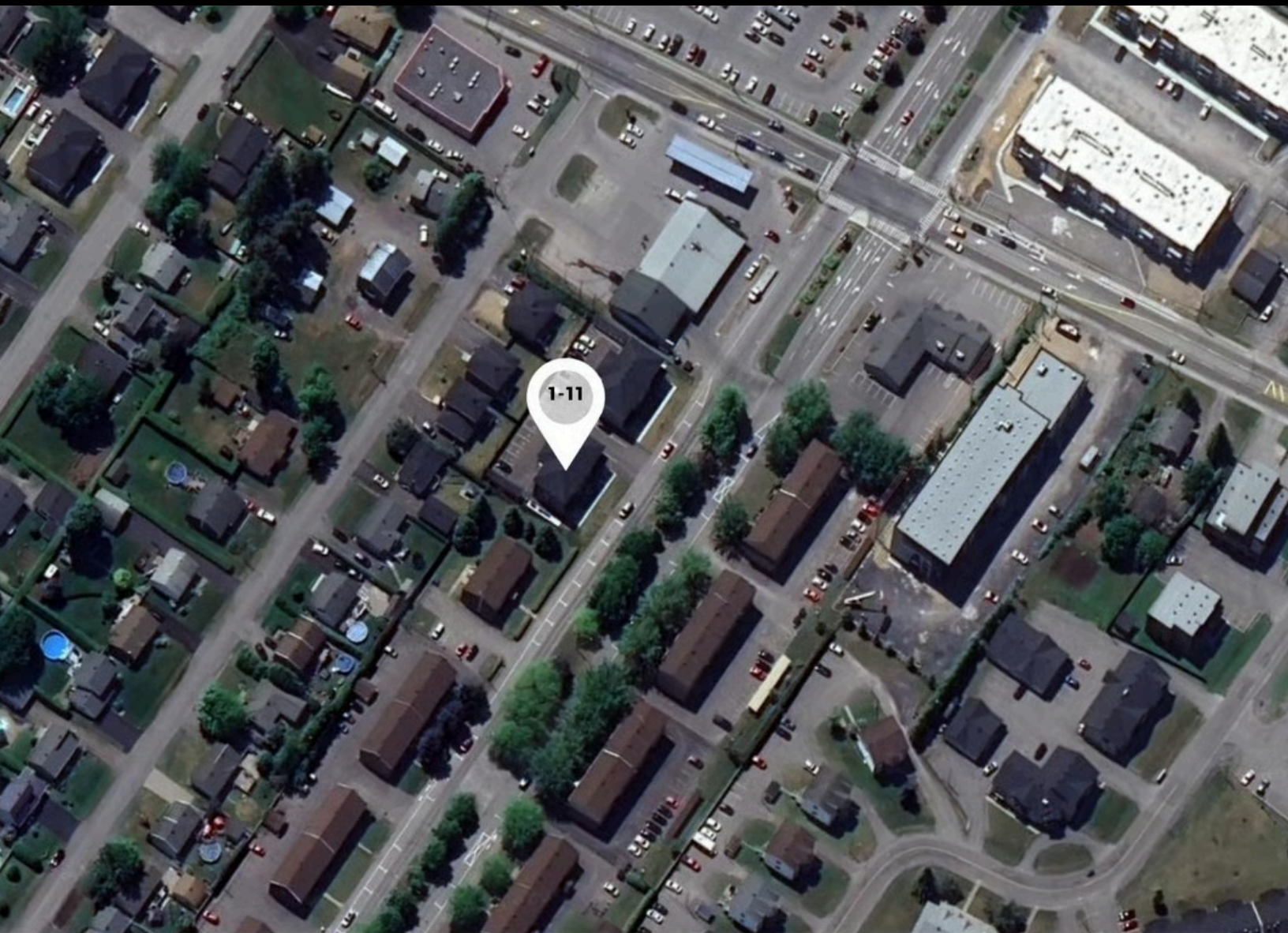
Hot Water System
Independent tanks



Heating System
Electric baseboards



1 - 11 L'assomption



BUILDING DESCRIPTION

General Information

Cadastral number 6474994

Total Municipal Assessment

Total Municipal Assessment 1 575 000

Municipal Land Assessment 308 600\$

Municipal Building Assessment 1 266 400\$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2022

Features

Condition of Roof New

Condition of Doors New

Condition of Balconies New

Condition of Windows New

Condition of Kitchens New

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms New

Floor Covering Ceramics and floating floor

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 12

Area

Land Surface Area 10,381 sq.ft



FEATURES

Condition of Roof

New

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

New

Intercom and Doorbell

Doorbell

Condition of Windows

New

Exterior Siding

Brick

Floor Covering

Ceramics and floating floor

Condition of Balconies

New

Heating System

Electric baseboards

Condition of Kitchens

New

Condition of Bathrooms

New

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$106,944	100 %	\$1,485
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$106,944		\$1,485
Vac. / Bad debt	\$3,208	3 %	\$45
EGR	\$103,736		\$1,441

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,668	4.5 %	\$778
Municipal Taxes	Estimated	\$11,297	10.9 %	\$1,883
School Taxes	Estimated	\$989	1 %	\$165
Insurance	Estimated	\$5,591	5.4 %	\$932
Electricity				
Heating				
Snow Removal	Estimated	\$1,628	1.6 %	\$271
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,037	1 %	\$173
Total Expenses		\$30,910	29.8 %	\$5,152
Net Revenue		\$72,825		\$12,138

FINANCING

Maximum loan amount	\$1,363,842	\$948,912
Financing CAP	4.67 %	5.92 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$72,825	\$72,825
Annual Mortgage Cost	\$70,901	\$59,898
Net cash after mortgage	\$3,971	\$14,974

RETURN ON INVESTMENT

Down Payment	\$536,158	\$951,088
Cash on cash return	0.7 %	1.6 %
Return on liquidity + capitalization	3.5 %	4.0 %
Return on liquidity + cap. + appreciation	10.6 %	8.0 %

CPU
316 700 \$

GIM
17,8

NIM
26,1

CAP
3,8 %

