

100 BELLEVUE WATERVILLE

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

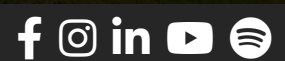
Real Estate Broker | PMML

Partner

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A superb, well-maintained 6-unit brick building constructed in 1984, which has undergone several renovations in recent years—including roof replacement, new windows, and the installation of a French drain and foundation waterproofing. It comprises six 4.5-room units, with heating and hot water costs covered by the tenants. Located just steps from Bellevue Park, it offers a peaceful setting.

HIGHLIGHTS

- ✓ Just a short walk from the La Place Water grocery store and the pharmacy.
- ✓ Very close to the school, parks, and the Waterville TG factory.

ASKING PRICE :
\$915,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2012 | French drain and waterproofing membrane installed

2013 | Replacement of windows

2019 | Replacement of 5 hot water tanks

2019 | Replacement of the exterior galvanized steel staircase

2020–2024 | Roof replacement

ADDITIONAL INFORMATION

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

Five units are currently eligible for CMHC affordability assistance, but the commitment will be canceled upon sale.

There are established regulations regarding setbacks and the number of units. The lot does not comply with the required setbacks.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

7 spaces

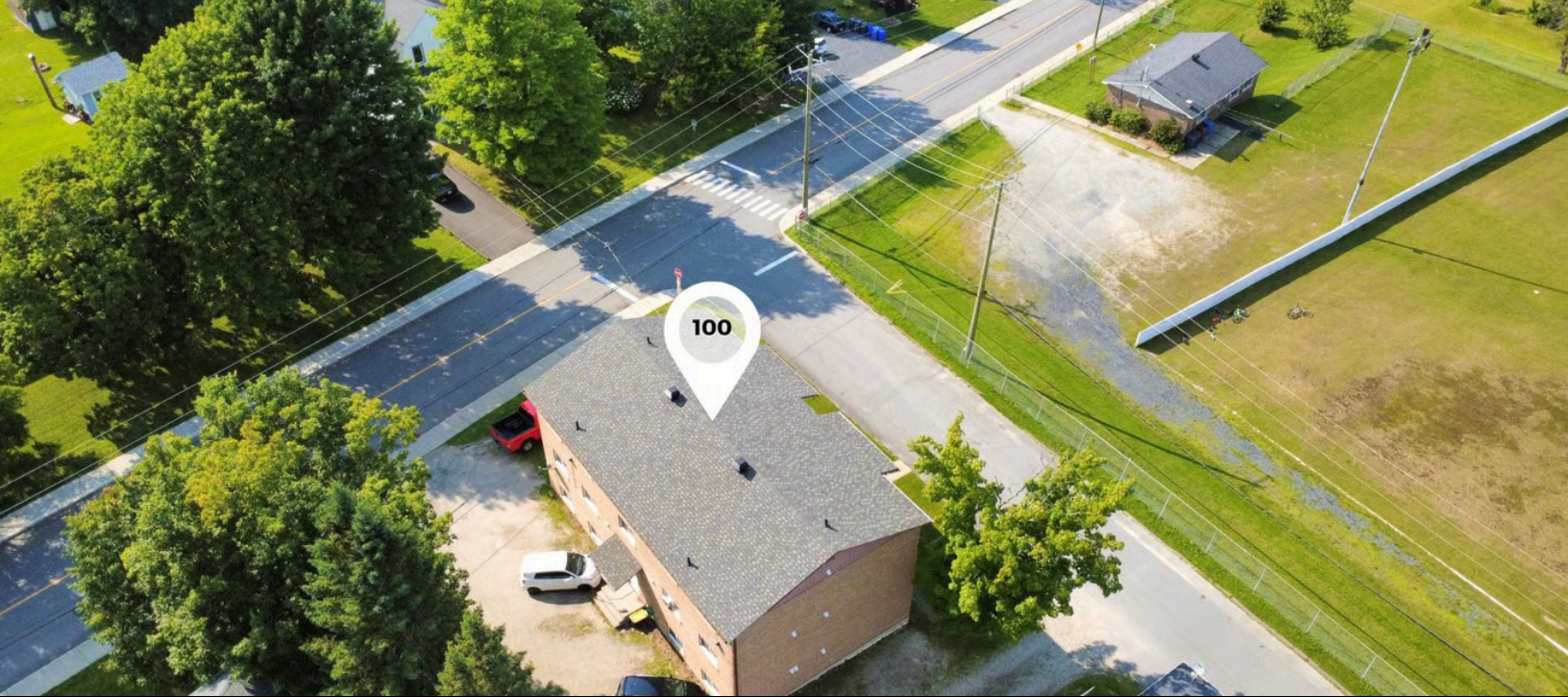
Hot Water System

Independent Tanks - 2019



Heating System

Electric baseboard heaters



100 Bellevue, Waterville



BUILDING DESCRIPTION

General Information

Cadastral number 1 801 627

Total Municipal Assessment

Total Municipal Assessment \$502 600

Municipal Land Assessment \$68 700

Municipal Building Assessment \$433 900

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1984

Electromechanical System

Fire System Smoke Alarms

Building type

Laundry Room Non

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 7 spaces

Area

Land Surface Area 8 697 sq.ft



FEATURES

Fenced

Yes, on the left side

Condition of Roof

One part was completed in 2020 and another in 2024

Concierge Agreement

N/A

Hot Water System

Independent Tanks - 2019

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

In good condition

Intercom and Doorbell

Doorbells

Condition of Windows

In good condition

Exterior Siding

Brcik

Floor Covering

Wood, float glass, and ceramic

Plumbing

Copper, ABS, PEX

Condition of Balconies

Concrete

Heating System

Electric baseboard heaters

Condition of Kitchens

Renovated

Condition of Bathrooms

Renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$61,812	100 %	\$859
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$61,812		\$859
Vac. / Bad debt	\$1,854	3 %	\$26
EGR	\$59,958		\$833

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,698	4.5 %	\$450
Municipal Taxes	Current	\$8,733	14.6 %	\$1,456
School Taxes	Current	\$348	0.6 %	\$58
Insurance	Current	\$3,280	5.5 %	\$547
Electricity	Current	\$379	0.6 %	\$63
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.5 %	\$250
Maintenance	Normalised	\$4,200	7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$600	1 %	\$100
Total Expenses		\$21,738	36.3 %	\$3,623
Net Revenue		\$38,220		\$6,370

FINANCING

Maximum loan amount	\$647,909	\$456,351
Financing CAP	5.01 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.5 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$38,220	\$38,220
Annual Mortgage Cost	\$36,913	\$31,850
Net cash after mortgage	\$1,307	\$6,370

RETURN ON INVESTMENT

Down Payment	\$267,091	\$458,649
Cash on cash return	0.5 %	1.4 %
Return on liquidity + capitalization	2.9 %	3.5 %
Total yearly return with appreciation of 2 %	9.72 %	7.45 %

CPU
152 500 \$

GIM
14,8

NIM
23,9

CAP
4,2 %



