

1100 SAINTE-JULIE TROIS-RIVIÈRES

10 UNITS

PMML

FOR SALE



Maxim Devarennès

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A beautiful 10-unit apartment building representing an opportunity to acquire a real estate asset in an established neighborhood of Trois-Rivières. Offering features sought after by investors, this property is an attractive addition to a portfolio focused on long-term sustainability.

HIGHLIGHTS

- ✓ Established neighborhood
- ✓ Dynamic rental market
- ✓ Close to amenities

ASKING PRICE :
\$1,515,000

ADDITIONAL INFORMATION

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

The seller wants to prioritize a simultaneous sale with the 958 Nérée-Duplessis.

Responsibility for appliances

Tenants

Number of units

10



Number of Parking Spaces

On the street

Hot Water System

Independent tanks



Heating System

Electric baseboards



1100 Sainte-Julie, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1 208 965

Total Municipal Assessment

Total Municipal Assessment 65 600 \$

Municipal Land Assessment 775 600 \$

Municipal Building Assessment 710 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and Wood

Year of Construction 1945

Features

Plumbing Copper, PEX, ABS

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Mixed

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes, for the 6 first units from the bottom

Number of Rooms 30

Number of Units 10 units

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces On the street

Area

Land Surface Area 5 233 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Good condition

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

Update to be done

Internet and Telecom

Non

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Mixed

Plumbing

Copper, PEX, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$82,884	100 %	\$691
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$82,884		\$691
Vac. / Bad debt	\$2,487	3 %	\$21
EGR	\$80,397		\$670

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,618	4.5 %	\$362
Municipal Taxes	Current	\$11,417	14.2 %	\$1,142
School Taxes	Current	\$538	0.7 %	\$54
Insurance	Estimated	\$4,581	5.7 %	\$458
Electricity	Current	\$2,680	3.3 %	\$268
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	3.1 %	\$250
Maintenance	Normalised	\$7,000	8.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$804	1 %	\$80
Total Expenses		\$33,138	41.2 %	\$3,314
Net Revenue		\$47,260		\$4,726

FINANCING

Maximum loan amount	\$900,771	\$592,968
Financing CAP	4.98 %	5.98 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.0 %	4.5 %
Amortization	45 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$47,260	\$47,260
Annual Mortgage Cost	\$45,492	\$39,383
Net cash after mortgage	\$1,767	\$7,877

RETURN ON INVESTMENT

Down Payment	\$614,229	\$922,032
Cash on cash return	0.3 %	0.9 %
Return on liquidity + capitalization	1.6 %	2.3 %
Total yearly return with appreciation of 3.2 %	9.45 % of 2 %	5.57 %

CPU
151 500 \$

GIM
18,3

NIM
32,1

CAP
3,1 %







