

1105 - 1113 SAINTE-JULIE TROIS-RIVIÈRES

5 UNITS

PMML

FOR SALE



Marie-Hélène

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Ideal opportunity for an investor seeking a building generating excellent revenue in the Trois-Rivières area. The building is located in downtown Trois-Rivières and is close to several amenities. It has 5 generously sized units: one 7½ (on two levels), two 3½ units, and two 4½ units.

HIGHLIGHTS

- ✓ Located right in the heart of downtown Trois-Rivières
- ✓ Units fully renovated in 2022

ASKING PRICE :

\$775,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

All units were completely refurbished in 2022 (floors, walls, ceilings, electrical, plumbing, kitchen, bathroom, front and back doors replaced, balconies) – excluding windows.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenant

Number of units

5

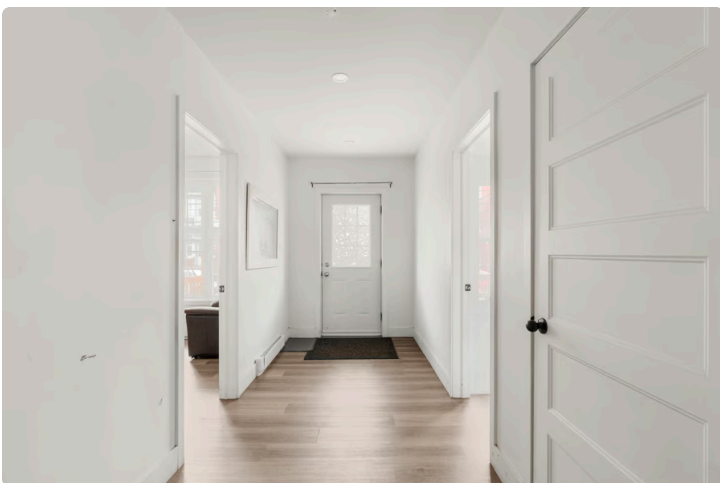


Number of Parking Spaces

3

Hot Water System

Independent



Heating System

Electric Baseboards



1105 - 1113 Sainte-Julie, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1 208 981

Total Municipal Assessment

Total Municipal Assessment 652 600 \$

Municipal Land Assessment 52 000 \$

Municipal Building Assessment 600 600 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1929

Features

Plumbing ABS

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies Wood

Condition of Windows To be verified

Condition of Kitchens Good condition, renovated (2022)

Electrical Panels Circuit breakers

Exterior Siding Brick and wood

Condition of Bathrooms Good condition, renovated (2022)

Floor Covering Floating, ceramic bathroom

Electromechanical System

Fire System no

Building type

Laundry Room N/A

Number of Units 2X3,5+2X4,5+1X6,5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

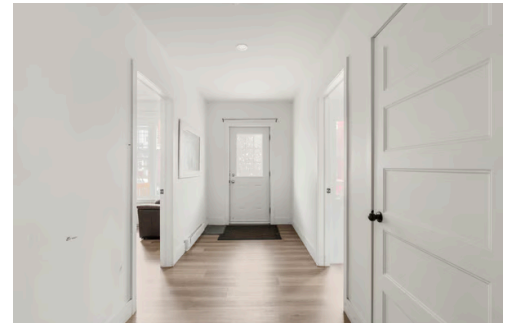
Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Land Surface Area 4 145 p.c.



FEATURES

Plumbing

ABS

Condition of Balconies

Wood

Heating System

Electric Baseboards

Condition of Kitchens

Good condition, renovated (2022)

Condition of Bathrooms

Good condition, renovated (2022)

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Independent

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

To be verified

Intercom and Doorbell

no

Condition of Windows

To be verified

Exterior Siding

Brick and wood

Floor Covering

Floating, ceramic bathroom

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$66,660	100 %	\$1,111
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$66,660		\$1,111
Vac. / Bad debt	\$2,000	3 %	\$33
EGR	\$64,660		\$1,078

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,910	4.5 %	\$582
Municipal Taxes	Current	\$6,315	9.8 %	\$1,263
School Taxes	Current	\$376	0.6 %	\$75
Insurance	Current	\$3,947	6.1 %	\$789
Electricity				
Heating	Current			
Snow Removal				
Elevator	Current			
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$1,250	1.9 %	\$250
Maintenance	Normalised	\$3,500	5.4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$647	1 %	\$129
Pelouse	Current	\$379	0.6 %	\$76
Réservoirs Hydro Solution	Current	\$970	1.5 %	\$194
Total Expenses		\$20,293	31.4 %	\$4,059
Net Revenue		\$44,367		\$8,873

FINANCING

Maximum loan amount	\$640,359	\$581,250
Financing CAP	5.89 %	5.44 %
Debt coverage ratio	1.1	1.15
Interest Rate	5.7 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$44,367	\$44,367
Annual Mortgage Cost	\$42,841	\$36,690
Net cash after mortgage	\$1,526	\$7,677

RETURN ON INVESTMENT

Down Payment	\$134,641	\$193,750
Cash on cash return	1.1 %	4.0 %
Return on liquidity + capitalization	4.6 %	11.1 %
Total yearly return with appreciation of 5 %	33.36 % of 2 %	19.13 %

CPU
155 000 \$

GIM
11,6

NIM
17,5

CAP
5,7 %



