

1120 - 1130 SYLVIO-LACHARITE JACQUES-CARTIER

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

6-unit building featuring spacious 2-bedroom apartments of approximately 1,040 sq. ft. Quality construction includes concrete floors on all levels, full-depth cellulose soundproofing in ceilings, a steel roof, and hardwood and ceramic flooring. Each unit comes with a large indoor basement storage area, a Marathon water heater with a lifetime warranty, and a parking space. Additional revenue is generated from locker rentals.

HIGHLIGHTS

- ✓ Six spacious 2-bedroom units, approximately 1,040 sq. ft. each.
- ✓ Quality construction featuring concrete floors on all levels and a steel roof.
- ✓ Ceilings soundproofed with full-thickness cellulose insulation.
- ✓ Includes an indoor storage locker, a Marathon water heater with a lifetime warranty, and parking for each unit.

ASKING PRICE :

\$1,240,000

ADDITIONAL INFORMATION

The sale is made without legal warranty, at the Buyer's risk and peril.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

9

Hot Water System

Lifetime guaranteed Marathon water heater installed in the basement



Heating System

Electric baseboards



1120 - 1130 Sylvio-Lacharite, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 3 937 854

Total Municipal Assessment

Total Municipal Assessment 878 600 \$

Municipal Land Assessment 280 600 \$

Municipal Building Assessment 598 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood and concrete

Year of Construction 2006

Features

Plumbing Copper, ABS, PEX

Condition of Roof Good condition - Steel

Condition of Doors Good condition - 2006

Condition of Balconies Concrete

Condition of Windows Good condition - 2006

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and vinyl

Condition of Bathrooms Good condition

Floor Covering Hardwood and ceramic laid on a concrete floor

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Ceilings soundproofed with blown cellulose throughout the thickness

Parking

Type of Parking Outdoor

Number of Parking Spaces 9

Area

Land Surface Area 10 979 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Good condition - Steel

Concierge Agreement

N/A

Hot Water System

Lifetime guaranteed Marathon water heater installed in the basement

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Good condition - 2006

Intercom and Doorbell

Independent entrances with doorbells

Condition of Windows

Good condition - 2006

Exterior Siding

Brick and vinyl

Floor Covering

Hardwood and ceramic laid on a concrete floor

Plumbing

Copper, ABS, PEX

Condition of Balconies

Concrete

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$66,600	87.8 %	\$925
Affordable Res.			
Commercial			
Lockers	\$9,240	12.2 %	\$128
Parking			
Laundry			
Total Revenues	\$75,840		\$1,053
Vac. / Bad debt	\$2,275	3 %	\$32
EGR	\$73,565		\$1,022

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,310	4.5 %	\$552
Municipal Taxes	Current	\$10,058	13.7 %	\$1,676
School Taxes	Current	\$625	0.8 %	\$104
Insurance	Current	\$1,635	2.2 %	\$273
Electricity	Current	\$555	0.8 %	\$93
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2 %	\$250
Maintenance	Normalised	\$4,200	5.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$736	1 %	\$123
Total Expenses		\$22,619	30.7 %	\$3,770
Net Revenue		\$50,946		\$8,491

FINANCING

Maximum loan amount	\$894,915	\$604,508
Financing CAP	4.84 %	6.32 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.25 %	4.65 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$50,946	\$50,946
Annual Mortgage Cost	\$49,186	\$40,757
Net cash after mortgage	\$1,760	\$10,189

RETURN ON INVESTMENT

Down Payment	\$345,085	\$635,492
Cash on cash return	0.5 %	1.6 %
Return on liquidity + capitalization	3.2 %	3.7 %
Total yearly return with appreciation of 2 %	10.4 %	7.58 %

CPU
206 700 \$

GIM
16,4

NIM
24,3

CAP
4,1 %







