

1129 - 1139 SYLVIO-LACHARITE JACQUES-CARTIER

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Superb 6-unit building featuring spacious 2-bedroom apartments with open-concept living areas. Solid construction with concrete floors, a steel roof, superior soundproofing (cellulose insulation), and hardwood and ceramic finishes. Each unit includes an indoor storage locker, a Marathon water heater with a lifetime warranty, and a parking space. Additional revenue is generated by renting out storage spaces.

HIGHLIGHTS

- ✓ 6 spacious open-concept units with additional revenue from storage lockers.
- ✓ Durable concrete construction with a steel roof.
- ✓ Hardwood and ceramic flooring; excellent soundproofing.
- ✓ Each unit includes a basement storage locker.
- ✓ Marathon water heater with a lifetime warranty.

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-warranty Marathon water heater installed in the basement



Heating System

Electric baseboards



1129 - 1139 Sylvio-Lacharite, Jacques-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number 3 589 796

Total Municipal Assessment

Total Municipal Assessment 884 400 \$

Municipal Land Assessment 289 400 \$

Municipal Building Assessment 595 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood and concrete

Year of Construction 2007

Features

Plumbing Copper, ABS, PEX

Condition of Roof Good condition - Steel

Condition of Doors Good condition - 2007

Condition of Balconies Concrete

Condition of Windows Good condition - 2007

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and vinyl

Condition of Bathrooms Good condition

Floor Covering Hardwood and ceramic flooring installed over a concrete subfloor.

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

Soundproofed ceilings with full-thickness cellulose

Parking

Type of Parking Outdoor / Asphalt

Number of Parking Spaces 9

Area

Land Surface Area 14 141 sq.ft.



FEATURES

Fenced

N/A

Condition of Roof

Good condition - Steel

Concierge Agreement

N/A

Hot Water System

Lifetime-warranty 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 - 2007

Intercom and Doorbell

Independent entrances

Condition of Windows

Good condition - 2007

Exterior Siding

Brick and vinyl

Floor Covering

Hardwood and ceramic flooring installed over a concrete subfloor.

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	\$66,252	89.8 %	\$920
Affordable Res.			
Commercial			
Lockers	\$7,560	10.2 %	\$105
Parking			
Laundry			
Total Revenues	\$73,812		\$1,025
Vac. / Bad debt	\$2,214	3 %	\$31
EGR	\$71,598		\$994

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,222	4.5 %	\$537
Municipal Taxes	Current	\$10,107	14.1 %	\$1,685
School Taxes	Current	\$629	0.9 %	\$105
Insurance	Current	\$1,633	2.3 %	\$272
Electricity	Current	\$575	0.8 %	\$96
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.1 %	\$250
Maintenance	Normalised	\$4,200	5.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$716	1 %	\$119
Total Expenses		\$22,582	31.5 %	\$3,764
Net Revenue		\$49,016		\$8,169

FINANCING

Maximum loan amount	\$861,013	\$581,608
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	\$49,016	\$49,016
Annual Mortgage Cost	\$47,325	\$39,213
Net cash after mortgage	\$1,691	\$9,803

RETURN ON INVESTMENT

Down Payment	\$378,987	\$658,392
Cash on cash return	0.4 %	1.5 %
Return on liquidity + capitalization	2.8 %	3.4 %
Total yearly return with appreciation of 2 %	9.36 %	7.18 %

CPU
206 700 \$

GIM
16,8

NIM
25,3

CAP
4 %







