13 - 23 L'ASSOMPTION EST SAINT-CHARLES-BORROMÉE

6 UNITS

PMML

FOR SALE

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PMML.CA

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit building, recently constructed (2022), offering high-quality construction, durability, and peace of mind. It consists of six 4½-bedroom units, providing your tenants with spacious and comfortable living quarters. Each unit comes with two private parking spaces, outdoor storage, and a wall-mounted air conditioner. Ideally located, close to several essential daily amenities.

HIGHLIGHTS

- Ideal location for your tenants;
- -5 minutes from Joliette Hospital
- -1 minute from the grocery store
- -10 minutes from the Cégep Régional de Lanaudière in Joliette

ASKING PRICE :

1 900 000$

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2022

ADDITIONAL INFORMATION

-The sale is subject to the statutory warranty of quality and title.

-The buyer has the option to purchase the adjacent property, located at 1-11 L'Assomption E.

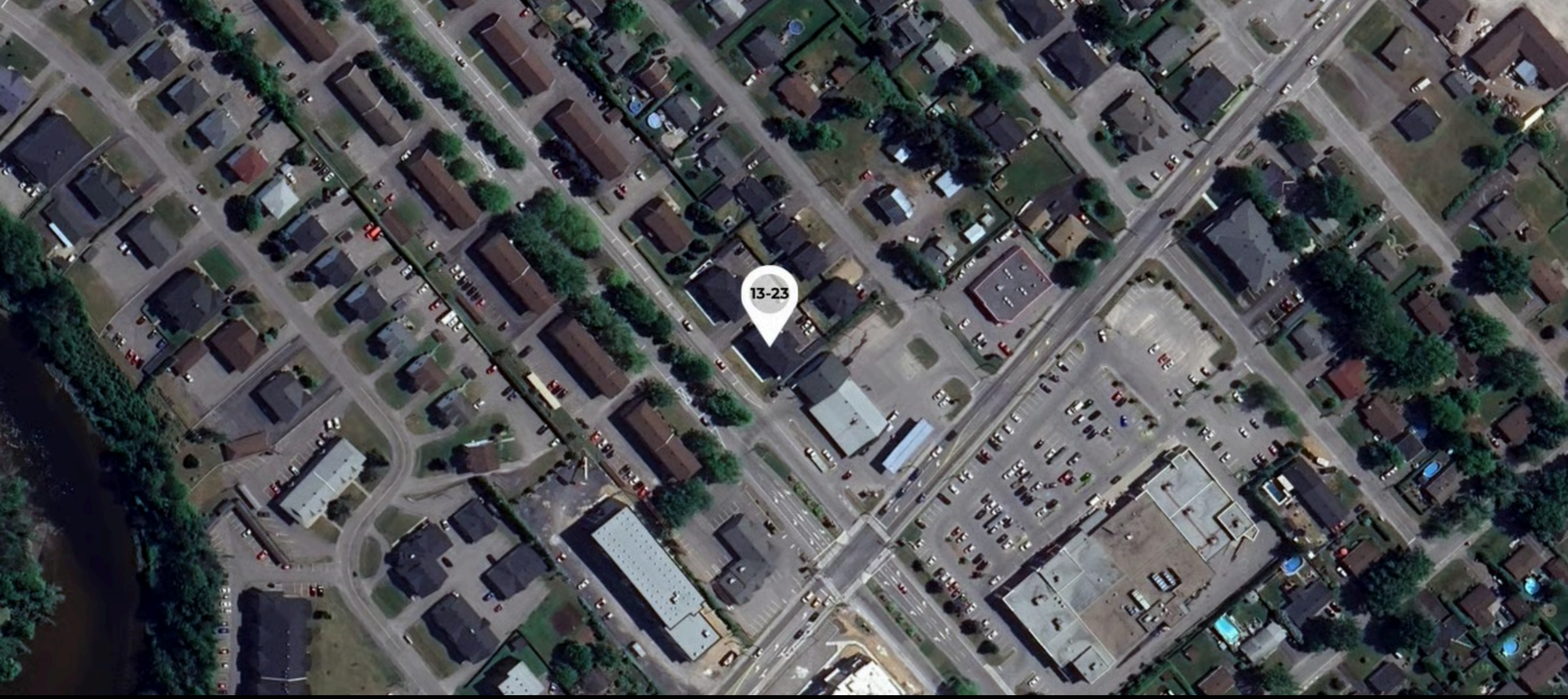
Responsibility for appliances
Tenants

Number of units
6

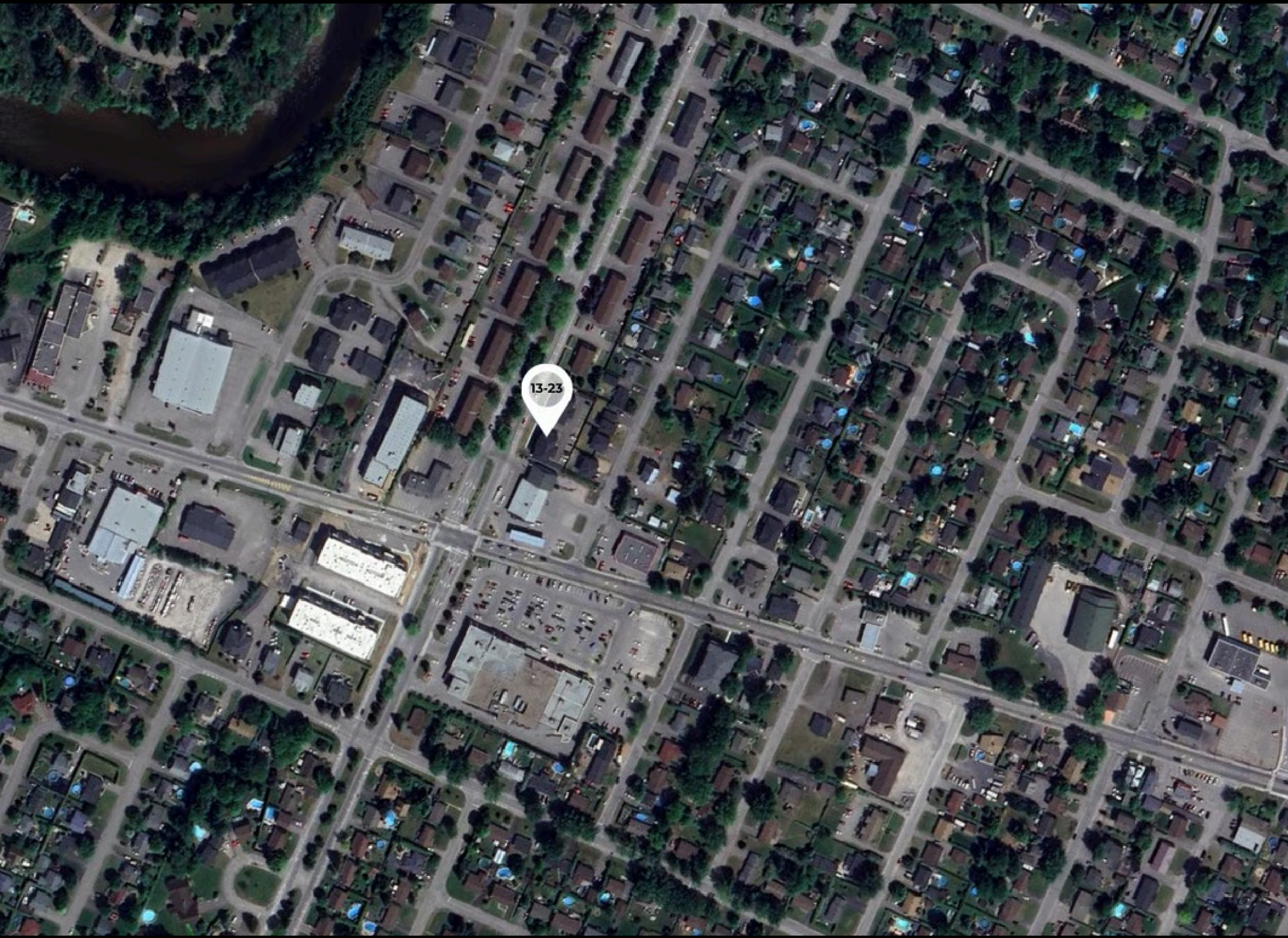
Number of Parking Spaces
12 spaces

Hot Water System
Independent tanks

Heating System
Electric baseboards



13 - 23 L'assomption



BUILDING DESCRIPTION

General Information

Cadastral number	6 474 995

Total Municipal Assessment

Total Municipal Assessment	1 589 400$
Municipal Land Assessment	309 100$
Municipal Building Assessment	1 280 300$

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Low Rise
Year of Construction	2022

Built in 2022, this property features modern, contemporary amenities designed to meet today's standards of comfort and quality.

Features

Plumbing	Abs and PEX
Condition of Roof	New | 2022
Condition of Doors	New | 2022
Condition of Balconies	New | 2022
Condition of Windows	New | 2022
Condition of Kitchens	New | 2022
Electrical Panels	Circuit breakers
Exterior Siding	Brick, Vinyl
Condition of Bathrooms	New | 2022
Floor Covering	Ceramics and floating floor

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	4.5
Number of Units	6 units
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Spacious, well-appointed, and bright apartments. Outdoor storage spaces for tenants. Ample parking.

Parking

Type of Parking	Exterior
Number of Parking Spaces	12 spaces

Area

Land Surface Area	10 396 sq. ft.

FEATURES

Fenced

No

Internet and Telecom

Not included

Plumbing

Abs and PEX

Condition of Roof

New | 2022

Condition of Doors

New | 2022

Condition of Balconies

New | 2022

Concierge Agreement

Yes, without a written contract

Intercom and Doorbell

Doorbells

Heating System

Electric baseboards

Hot Water System

Independent tanks

Condition of Windows

New | 2022

Condition of Kitchens

New | 2022

Electrical Panels

Circuit breakers

Exterior Siding

Brick, Vinyl

Condition of Bathrooms

New | 2022

Environmental Report

Update to be done

Floor Covering

Ceramics and floating floor

REVENUE

	yearly	% / GR	RPU (m)
Residential	$105,144	100 %	$1,460
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$105,144**		**$1,460**
Vac. / Bad debt	$3,154	3 %	$44
EGR	**$101,990**		**$1,417**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$4,590	4.5 %	$765
Municipal Taxes	Estimated	$11,382	11.2 %	$1,897
School Taxes	Estimated	$990	1 %	$165
Insurance	Estimated	$5,409	5.3 %	$902
Electricity				
Heating				
Snow Removal	Estimated	$1,628	1.6 %	$271
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	1.5 %	$250
Maintenance	Normalised	$4,200	4.1 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,020	1 %	$170
Total Expenses		**$30,718**	**30.1 %**	**$5,120**
Net Revenue		**$71,271**		**$11,879**

FINANCING

	schl	conv
Maximum loan amount	$1,149,333	$783,741
Financing CAP	5.89 %	6.82 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.86 %	5.86 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	$71,271	$71,271
Annual Mortgage Cost	$67,013	$59,393
Net cash after mortgage	$4,258	$11,879
RETURN ON INVESTMENT		
Down Payment	$750,667	$1,116,259
Cash on cash return	0.6 %	1.1 %
Return on liquidity + capitalization	1.9 %	2.4 %
Return on liquidity + cap. + appreciation	7.0 %	5.8 %

CPU	GIM	NIM	CAP
316 700 $	18,1	26,7	3,8 %





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