

**131-135 RUE SAINTE-CATHERINE
MAGOG**

8 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

This 8-unit building consists of 7 x 3.5 and 1 x 1.5 units, 4 of which have been completely renovated and some are on 2 floors! It was built in 1984 and is located a short walk from downtown Magog. Heating and hot water are electric, and the costs are covered by the owner for 2 units. Ideal for APH Select energy efficiency financing! (see scenario on the sheet)!

HIGHLIGHTS

- ✓ Located near the lake and all the services offered on Main Street.
- ✓ The building is within walking distance of Magog Hospital.
- ✓ It offers great potential for optimization of the unrenovated units.
- ✓ The well-divided units make for easy and efficient rentals.

ASKING PRICE :
\$1,325,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof : 2021

Balconies partially renovated : 2022

Complete renovation of 4 units out of 8 : 2022–2023

Fire protection system : 2023

Water and electrical systems upgraded, internet and some independent tanks : 2022

ADDITIONAL INFORMATION

Contract with Cogeco and Wifi Plex for internet service.

A total of 20 appliances are provided and included in the leases for four units.

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

File at the TAL for non payment unit #2

Responsibility for appliances

Tenants: 4, Owner: 4

Number of units

8



Number of Parking Spaces

7

Hot Water System

Independent tanks - 2018, 2021

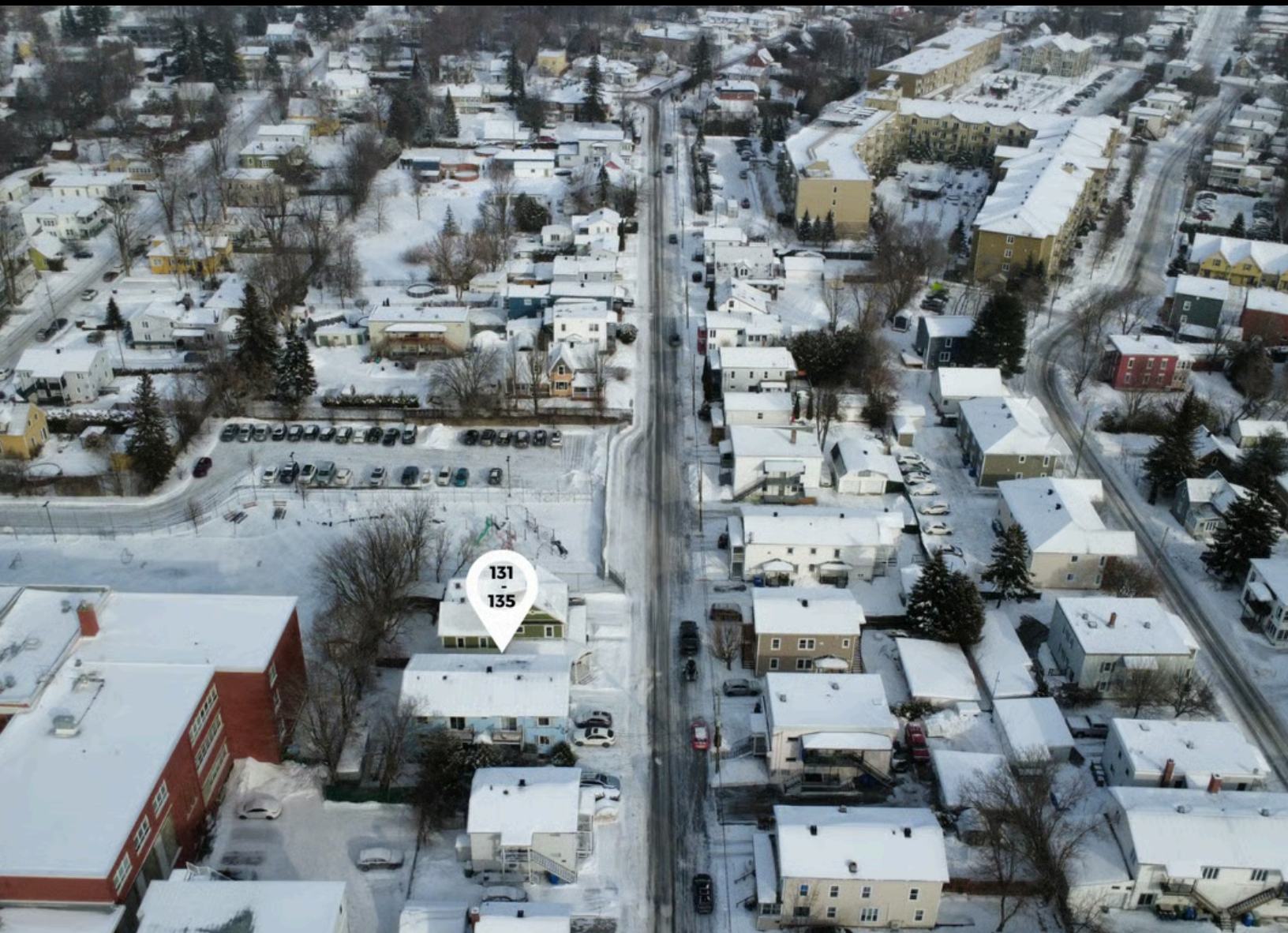


Heating System

Electric baseboard heaters



131-135 Rue Sainte-Catherine, Magog



BUILDING DESCRIPTION

General Information

Cadastral number 3 142 830

Total Municipal Assessment

Total Municipal Assessment 658 800 \$

Municipal Land Assessment 98 000 \$

Municipal Building Assessment 560 800 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Outdoor sheds

Electromechanical System

Fire System Yes - Up to date

Building type

Laundry Room N/A

Number of Rooms 22

Number of Units 7 x 3.5 and 1 x 1.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants: 4, Owner: 4

Heating Responsibility Tenants: 6, Owner: 2

Hot Water Responsibility Tenants: 6, Owner: 2

Parking

Type of Parking Outside

Number of Parking Spaces 7

Area

Land Surface Area 5,805 sq. ft.



FEATURES

Fenced

At the rear

Condition of Roof

Asphalt shingles - Good condition | 2021

Concierge Agreement

Yes, verbal agreement #5: 1 free month/year (Manual snow removal and garbage collection)

Hot Water System

Independent tanks - 2018, 2021

Electrical Panels

Circuit breakers

Environmental Report

Yes - Phase 1 (July 2022 and 2013)

Internet and Telecom

Internet

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Windows to be replaced

Exterior Siding

Vinyl

Floor Covering

Vinyl, floating - To be verified

Plumbing

Copper / ABS / PEX

Condition of Balconies

Wood, partially renovated 2022

Heating System

Electric baseboard heaters

Condition of Kitchens

4/8 renovated

Condition of Bathrooms

4/8 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$94,548	100 %	\$985
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$94,548		\$985
Vac. / Bad debt	\$2,836	3 %	\$30
EGR	\$91,712		\$955

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,127	4.5 %	\$516
Municipal Taxes	Estimated	\$10,087	11 %	\$1,261
School Taxes	Current	\$420	0.5 %	\$53
Insurance	Current	\$1,948	2.1 %	\$244
Electricity	Current	\$2,430	2.6 %	\$304
Heating				
Snow Removal				
Elevator				
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$2,000	2.2 %	\$250
Maintenance	Normalised	\$5,600	6.1 %	\$700
Appliances				
WiFi	Current	\$1,448	1.6 %	\$181
Heat Pump				
CHMC: Other Costs	Normalised	\$917	1 %	\$115
Total Expenses		\$28,978	31.6 %	\$3,622
Net Revenue		\$62,734		\$7,842

FINANCING

	schl	conv
Maximum loan amount	\$1,078,622	\$729,768
Financing CAP	4.94 %	6.45 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.4 %	4.85 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$62,734	\$62,734
Annual Mortgage Cost	\$60,573	\$50,187
Net cash after mortgage	\$2,161	\$12,547

RETURN ON INVESTMENT

Down Payment	\$246,378	\$595,232
Cash on cash return	0.9 %	2.1 %
Return on liquidity + capitalization	5.3 %	4.7 %
Total yearly return with appreciation of 2 %	16.03 %	9.16 %

CPU
165 600 \$

GIM
14

NIM
21,1

CAP
4,7 %



