

135 - 137 GUY /2097 LIMOGES LONGUEUIL

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial quadruplex with great potential for an owner-occupant. There is one vacant commercial space and three residential units, including a very large 5 1/2. The commercial space is vacant and ready to welcome your business. Neighboring lot could be bought separately to accommodate the construction of a triplex.

HIGHLIGHTS

- ✓ Vacant commercial space
- ✓ Possibility of occupying residential accommodation
- ✓ Several parking spaces available

ASKING PRICE :

\$875,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of the units in 2003

Replacement of all windows except those in the commercial space

Addition of a patio door and cellar entrance on the ground floor

Repair of the sidewalk and walkways

Complete redesign of the parking spaces

Building well maintained over the years

ADDITIONAL INFORMATION

Ideal for commercial owner-occupiers or residential owner-occupiers

The building is in excellent condition.

An easement must be registered against the building and the balconies in the event that the buyer does not also purchase the adjacent lot.

This sale is made without any legal warranty of quality from the seller; the buyer does not waive the legal warranties provided by previous owners and received by the seller upon their acquisition of the building, which are hereby transferred to the buyer.

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

To be verified

Hot Water System

Independant tanks



Heating System

Forced-air with central heat pump, electric baseboard, wall-mounted heat pump.



135 - 137 Guy /2097 Limoges, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 2 583 642

Total Municipal Assessment

Total Municipal Assessment 927 100 \$

Municipal Land Assessment 341 500\$

Municipal Building Assessment 585 600 \$

Construction

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1967

Features

Plumbing Abs / Pex

Condition of Roof elastomeric membrane

Condition of Doors Good

Condition of Balconies Fiberglass

Condition of Windows Swing windows

Condition of Kitchens Good

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Floating / Ceramic

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room N/A

Number of Rooms 13

Number of Units 1 Com. 3 Res.

Washer/Dryer Inlet Yes each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

The sale is made without legal warranty of quality to the risks and perils of the buyer.

Parking

Type of Parking Outside

Number of Parking Spaces To be verified

Area

Land Surface Area 5 188 sqft2



FEATURES

Plumbing

Abs / Pex

Condition of Balconies

Fiberglass

Heating System

Forced-air with central heat pump, electric baseboard, wall-mounted heat pump.

Condition of Kitchens

Good

Condition of Bathrooms

Good

Condition of Roof

elastomeric membrane

Concierge Agreement

No

Hot Water System

Independant tanks

Electrical Panels

Breakers

Environmental Report

N/A

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

Swing windows

Exterior Siding

Brick

Floor Covering

Floating / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$61,200	67.1 %	\$1,275
Affordable Res.			
Commercial	\$30,000	32.9 %	\$625
Lockers			
Parking			
Laundry			
Total Revenues	\$91,200		\$1,900
Vac. / Bad debt	\$2,736	3 %	\$57
EGR	\$88,464		\$1,843

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,981	4.5 %	\$995
Municipal Taxes	Current	\$9,864	11.2 %	\$2,466
School Taxes	Current	\$637	0.7 %	\$159
Insurance	Current	\$4,807	5.4 %	\$1,202
Electricity	Current	\$1,818	2.1 %	\$455
Heating	Current	\$438	0.5 %	\$110
Snow Removal	Current	\$1,500	1.7 %	\$375
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,000	1.1 %	\$250
Maintenance	Normalised	\$2,800	3.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$885	1 %	\$221
Total Expenses		\$27,730	31.3 %	\$6,932
Net Revenue		\$60,734		\$15,184

FINANCING

	conv	
Maximum loan amount	\$875,000	\$656,250
Financing CAP	7.11 %	9.48 %
Debt coverage ratio	1	1
Interest Rate	5.0 %	5.0 %
Amortization	25 Years	25 Years
Term	5 Years	5 Years

TREASURY

	conv	
Net Revenue	\$60,734	\$60,734
Annual Mortgage Cost	\$60,735	\$60,735
Net cash after mortgage	-\$0	-\$0

RETURN ON INVESTMENT

Down Payment		\$218,750
Cash on cash return	-1.0 %	-0.0 %
Return on liquidity + capitalization	-1.0 %	13.2 %
Total yearly return with appreciation of 2 %	-1 %	21.22 %

CPU
218 800 \$

GIM
9,6

NIM
14,4

CAP
6,9 %







