

1411 SAINT-LOUIS GATINEAU

34 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

HIGH-YIELD ROOMING HOUSE, WELL-MANAGED AND MAINTAINED. Property with 34 fully equipped studio-style rooms, carefully managed for over 20 years by the same owner. Includes house rules and a proven management system to ensure tenant selection, maintenance, and proper operation of the building. Increased stability with one-year leases for most units. Sold as a portfolio with a second building (3 Rue Campeau), for a total of 67 units.

HIGHLIGHTS

Looking for a cash-generating asset from day 1 to support your growth? This property combines high income for the buyer and affordable rents for tenants. This type of all-inclusive furnished rental allows reaching a large clientele (singles, retirees, workers, etc.) while generating substantial cash flow for the buyer.

ASKING PRICE :
\$2,800,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2018 - Roof redone less than 10 years ago

2018-2019 - Replacement of all electrical panels

2018 - All aluminum balconies replaced

2017-2019 - Basement units have been completely renovated. Ceramic floors installed.

2026 - Exterior landscaping redone around the building.

Installation of surveillance cameras in the building and common areas.

ADDITIONAL INFORMATION

Units include: single bed, mattress, table, chair, and kitchenette comprising hot plate, refrigerator, sink, and microwave (Included as is, in working condition, without warranty). A common kitchen with oven is also available. 26 of the rooms are equipped with private bathrooms. 8 of the rooms share a common bathroom, regularly maintained by management.

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

Responsibility for appliances

Landlord

Number of units

34



Number of Parking Spaces

25 spaces (estimated)

Hot Water System

Integrated into the central gas heating system



Heating System

Forced air (pulsed), natural gas



1411 Saint-Louis, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number 1 598 926

Total Municipal Assessment

Total Municipal Assessment 1 035 500 \$

Municipal Land Assessment 238 600 \$

Municipal Building Assessment 796 900 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970

Features

Plumbing Copper, PEX, ABS

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies To be verified

Condition of Windows To be verified

Condition of Kitchens Shared community kitchen (in addition to the private kitchenettes of the studios)

Electrical Panels Circuit breakers

Exterior Siding Brick, stucco

Condition of Bathrooms To be verified

Floor Covering To be verified

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Common paid laundry room

Number of Rooms 34

Number of Units 34 studio

Washer/Dryer Inlet N/A

Appliance Responsibility Landlord

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Revenues are not 100% effective. Variable depending on turnover. 34 units = 33 rental rooms as per property assessment + 1 non-compliant room Sold without legal warranty of quality at the buyer's risk and peril.

Parking

Type of Parking Exterior

Number of Parking Spaces 25 spaces (estimated)

Area

Land Surface Area 13 427 sq ft



FEATURES

Fenced

Oui

Condition of Roof

To be verified

Concierge Agreement

Concierge/light supervision provided

Hot Water System

Integrated into the central gas heating system

Electrical Panels

Circuit breakers

Environmental Report

To be verified

Internet and Telecom

Non

Condition of Doors

To be verified

Intercom and Doorbell

Non

Condition of Windows

To be verified

Exterior Siding

Brick, stucco

Floor Covering

To be verified

Plumbing

Copper, PEX, ABS

Condition of Balconies

To be verified

Heating System

Forced air (pulsed), natural gas

Condition of Kitchens

Shared community kitchen (in addition to the private kitchenettes of the studios)

Condition of Bathrooms

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$328,200	100 %	\$804
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$328,200		\$804
Vac. / Bad debt	\$9,846	3 %	\$24
EGR	\$318,354		\$780

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$15,918	5 %	\$468
Municipal Taxes	Current	\$10,601	3.3 %	\$312
School Taxes	Current	\$798	0.3 %	\$23
Insurance	Estimated	\$16,515	5.2 %	\$486
Electricity	Current	\$9,795	3.1 %	\$288
Heating	Current	\$7,110	2.2 %	\$209
Snow Removal	Estimated	\$2,000	0.6 %	\$59
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$13,600	4.3 %	\$400
Maintenance	Normalised	\$23,800	7.5 %	\$700
Appliances				
WiFi	Current	\$3,007	0.9 %	\$88
Heat Pump				
CHMC: Other Costs	Normalised	\$3,184	1 %	\$94
Alarme	Current	\$676	0.2 %	\$20
Total Expenses		\$107,003	33.6 %	\$3,147
Net Revenue		\$211,351		\$6,216

FINANCING

Maximum loan amount	\$2,100,000	\$2,520,000	\$2,660,000	\$2,380,000
Financing CAP	6.87 %	5.10 %	5.39 %	6.31 %
Debt coverage ratio	1.25	1.1	1.1	1.3
Interest Rate	5.5 %	4.5 %	4.5 %	4.0 %
Amortization	25 Years	45 Years	45 Years	30 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$211,351	\$211,351	\$211,351	\$211,351
Annual Mortgage Cost	\$153,819	\$138,213	\$145,205	\$143,704
Net cash after mortgage	\$57,532	\$73,138	\$66,146	\$67,646

RETURN ON INVESTMENT

Down Payment	\$700,000	\$280,000	\$140,000	\$420,000
Cash on cash return	8.2 %	26.1 %	47.2 %	16.1 %
Return on liquidity + capitalization	14.0 %	32.9 %	61.5 %	26.7 %
Total yearly return with appreciation of 2 %	22.02 %	52.92 %	101.54 %	40.06 %

CPU
82 400 \$

GIM
8,5

NIM
13,3

CAP
7,6 %







