PMML

14880 GOUIN OUEST
SAINTE-GENEVIÈVE

8 UNITS

FOR SALE

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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located on the famous Gouin artery, this building offers a strategic investment of 8 units, including 4 x 4 ½ and 4 x 3 ½. Being a few minutes' drive from Fairview shopping center and Highway 40, all units are rented, the building is very well maintained, and there is a possibility to rent two additional parking spaces. Energy costs are the responsibility of the tenants.

HIGHLIGHTS

- Well-maintained building in a quiet residential area with high rental demand
- Potential to optimize profitability

ASKING PRICE :

$1,675,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Some units were renovated in 2022

Some units have new flooring and a renovated bathroom

ADDITIONAL INFORMATION

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

A surveillance camera system is in place and functional

Contract with Hydro-Solution available during due diligence

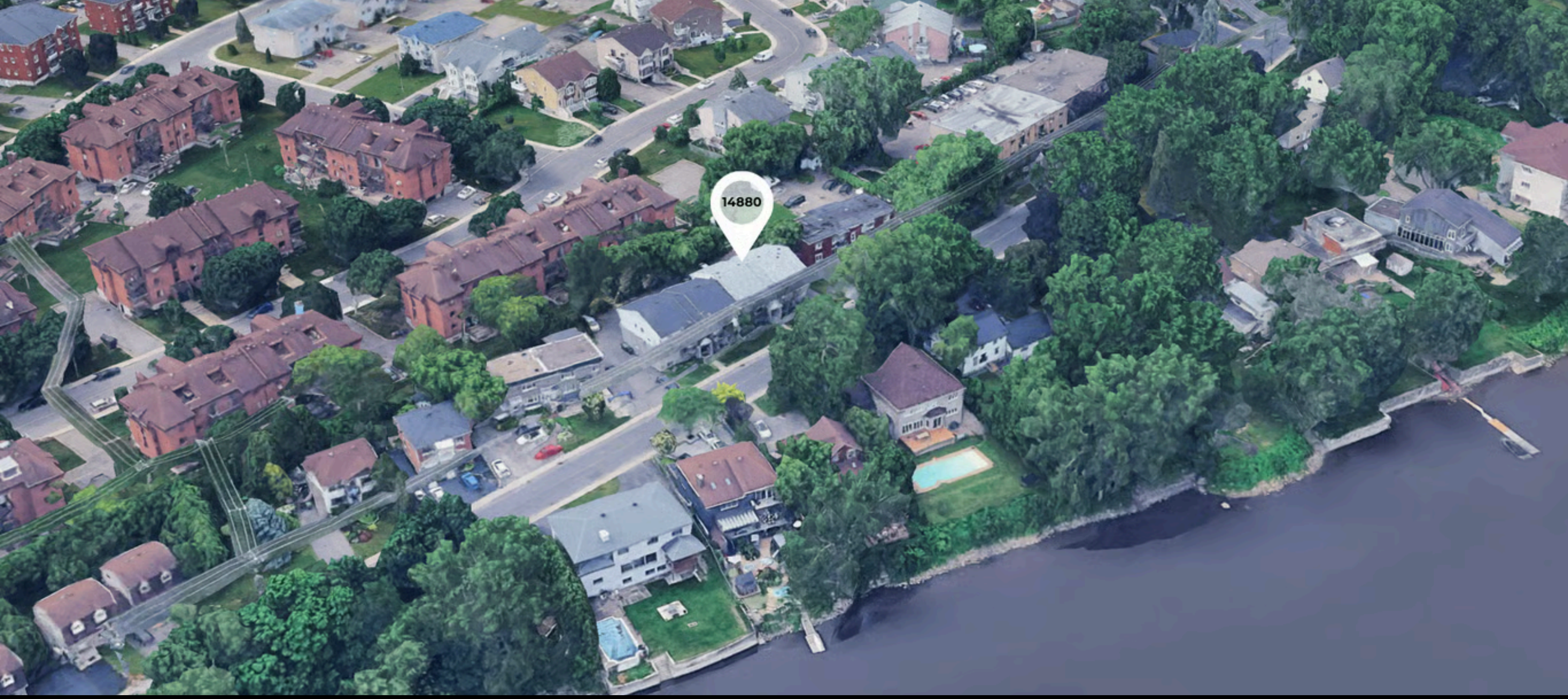
Responsibility for appliances
Owner/Tenant

Number of units
8

Number of Parking Spaces
10 spaces and one additional shared with the neighbour

Hot Water System
Independent tanks (most rented)

Heating System
Electric baseboards



14880 Gouin Ouest, Sainte-Geneviève

BUILDING DESCRIPTION

General Information

Cadastral number	1 844 162

Total Municipal Assessment

Total Municipal Assessment	1 519 500 $
Municipal Land Assessment	298 700 $
Municipal Building Assessment	1 220 800

Construction

Number of Storeys	2
Type of Building	Semi-detached
Type of Construction	Brick and wood
Year of Construction	1987

Features

Plumbing	CUP / ABS
Condition of Roof	Asphalt shingles (2020)
Condition of Doors	Original, functional
Condition of Balconies	Good condition
Condition of Windows	Original, functional
Condition of Kitchens	Some are renovated, good condition
Electrical Panels	Circuit Breakers
Exterior Siding	Brick
Condition of Bathrooms	Some are renovated, good condition
Floor Covering	Vynil | Ceramic | Hardwood

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	Non
Number of Units	4 x 4 ½ + 4 x 3 ½
Washer/Dryer Inlet	Yes
Appliance Responsibility	Owner/Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

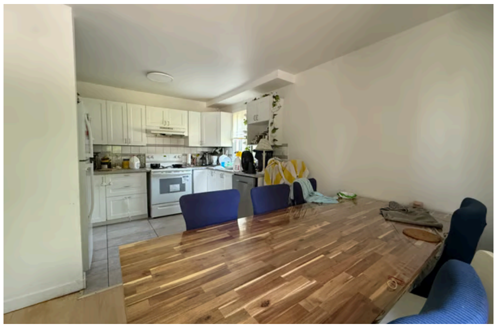
One 3 ½ has a washer/dryer hookup. The other three do not have a dryer hookup.

Parking

Type of Parking	Outdoor at the back of the building
Number of Parking Spaces	10 spaces and one additional shared with the neighbour

Area

Land Surface Area	6 555 sq.ft



FEATURES

Internet and Telecom

N/A

Plumbing

CUP / ABS

Condition of Roof

Asphalt shingles (2020)

Condition of Doors

Original, functional

Condition of Balconies

Good condition

Concierge Agreement

No

Intercom and Doorbell

Intercom

Heating System

Electric baseboards

Hot Water System

Independent tanks (most rented)

Condition of Windows

Original, functional

Condition of Kitchens

Some are renovated, good condition

Electrical Panels

Circuit Breakers

Exterior Siding

Brick

Condition of Bathrooms

Some are renovated, good condition

Environmental Report

Update to be done

Floor Covering

Vynil | Ceramic | Hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	$90,312	100 %	$941
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$90,312**		**$941**
Vac. / Bad debt	$2,709	3 %	$28
EGR	**$87,603**		**$913**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,942	4.5 %	$493
Municipal Taxes	Current	$9,543	10.9 %	$1,193
School Taxes	Current	$1,020	1.2 %	$128
Insurance	Current	$5,427	6.2 %	$678
Electricity	Current	$581	0.7 %	$73
Heating	Current			
Snow Removal	Current	$1,782	2 %	$223
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,000	2.3 %	$250
Maintenance	Normalised	$5,600	6.4 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$876	1 %	$110
Hydro Solution	Current	$996	1.1 %	$125
Total Expenses		**$31,767**	**36.3 %**	**$3,971**
Net Revenue		**$55,835**		**$6,979**

FINANCING

Maximum loan amount	$987,898	$672,548
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$55,835	$55,835
Annual Mortgage Cost	$53,918	$44,668
Net cash after mortgage	$1,918	$11,167
RETURN ON INVESTMENT		
Down Payment	$687,102	$1,002,452
Cash on cash return	0.3 %	1.1 %
Return on liquidity + capitalization	1.8 %	2.6 %
Total yearly return with appreciation of 2 %	6.67 %	5.95 %

CPU	GIM	NIM	CAP
209 400 $	18,6	30	3,3 %