

**15 COURCHESNE
HULL**
6 UNITS

PMML

FOR SALE



Véronique LeSieur

Real Estate Broker | Real
Estate Agent

📞 819-664-3308



veronique.lesieur@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Stunning 6-unit building located in a highly sought-after area of Hull! Featuring 5 x 4½ units and 1 x 3½ unit, this property stands out for its excellent maintenance and strong rental optimization potential. Each unit includes appliances, and all services and amenities are within walking distance. Washer and dryer hookups in every unit provide added comfort and convenience. The building also offers 9 parking spaces at the rear, and all hot water tanks were replaced in 2021.

HIGHLIGHTS

- ✓ A few minutes from highways 5 and 50.
- ✓ Only 8 minutes from Ottawa.
- ✓ 1 minute from St. Joseph Boulevard with access to many shops and restaurants.
- ✓ 4 minutes from the Hull Hospital.

ASKING PRICE :
\$1,470,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The main sewer line replaced (2023), new hot water tanks (2021), 6 electrical panels and the main electrical service entrance were replaced in (2022). The exterior staircase was replaced with an aluminum model in (2024).

ADDITIONAL INFORMATION

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

Responsibility for appliances

Owner

Number of units

6



Number of Parking Spaces

9

Hot Water System

Independent tanks

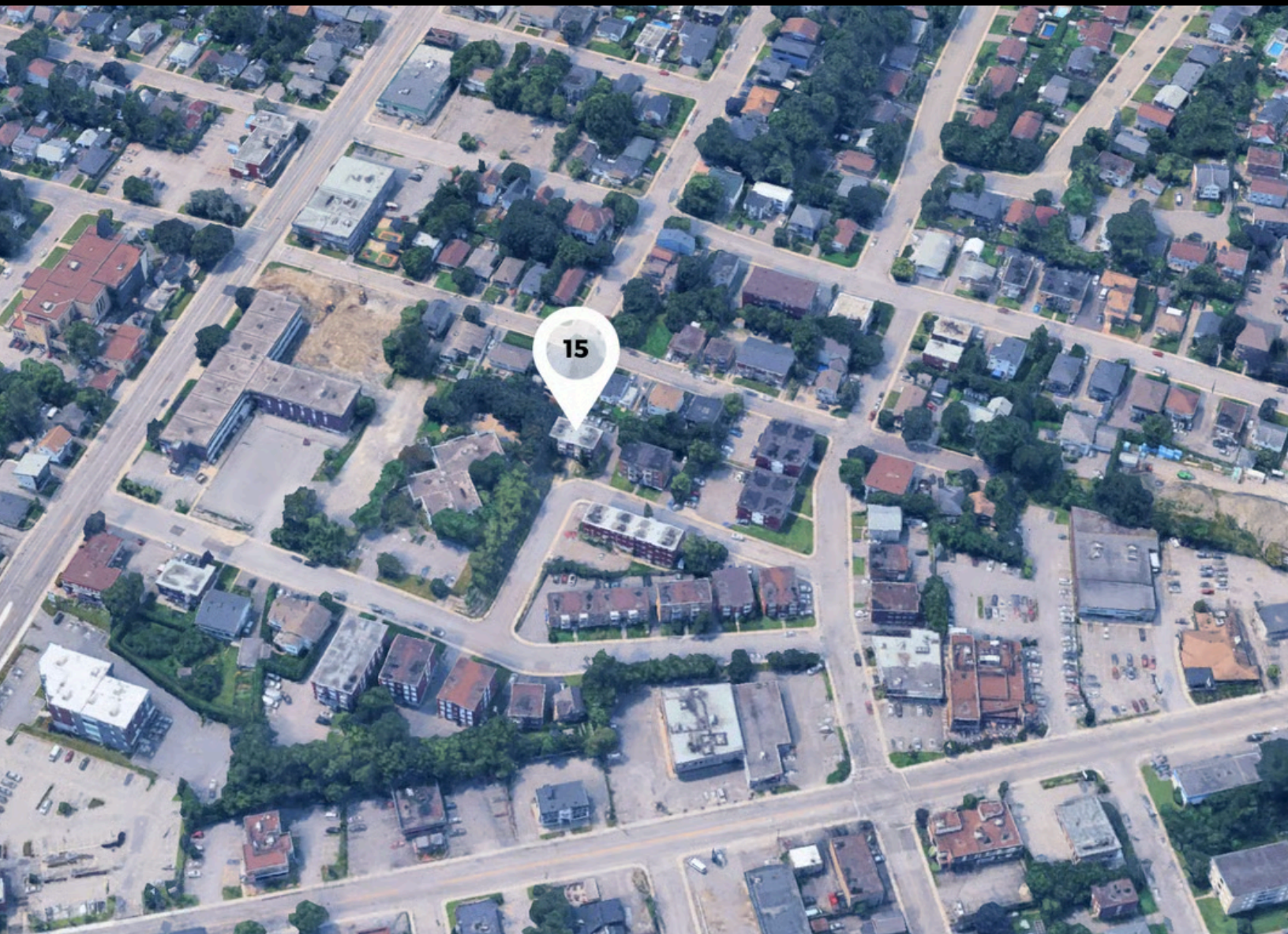


Heating System

Electric baseboards



15 Courchesne, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 1 344 336

Total Municipal Assessment

Total Municipal Assessment \$ 953 100

Municipal Land Assessment \$ 338 000

Municipal Building Assessment \$ 615 100

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1960

Features

Plumbing Copper

Condition of Roof Good condition 2018

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Average

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Average

Floor Covering Laminated flooring

Electromechanical System

Fire System Yes, not connected

Building type

Laundry Room No

Washer/Dryer Inlet Yes

Appliance Responsibility Owner

Heating Responsibility Owner, tenant

Hot Water Responsibility Owner, tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces 9

Area

Land Surface Area 7315 Sq.Ft



FEATURES

Internet and Telecom

Internet included

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell only

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Laminated flooring

Plumbing

Copper

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Average

Condition of Bathrooms

Average

Condition of Roof

Good condition 2018

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$96,456	100 %	\$1,340
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$96,456		\$1,340
Vac. / Bad debt	\$2,894	3 %	\$40
EGR	\$93,562		\$1,299

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,210	4.5 %	\$702
Municipal Taxes	Current	\$9,886	10.6 %	\$1,648
School Taxes	Current	\$666	0.7 %	\$111
Insurance	Current	\$7,310	7.8 %	\$1,218
Electricity	Current	\$2,087	2.2 %	\$348
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.6 %	\$250
Maintenance	Normalised	\$4,200	4.5 %	\$700
Appliances				
WiFi	Current	\$1,512	1.6 %	\$252
Heat Pump				
CHMC: Other Costs	Normalised	\$936	1 %	\$156
Total Expenses		\$32,307	34.5 %	\$5,384
Net Revenue		\$61,255		\$10,209

FINANCING

Maximum loan amount	\$1,115,807
Financing CAP	4.18 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$61,255
Annual Mortgage Cost	\$55,687
Net cash after mortgage	\$5,569

RETURN ON INVESTMENT

Down Payment	\$354,193
Cash on cash return	1.6 %
Return on liquidity + capitalization	4.9 %
Total yearly return with appreciation of 2 %	13.16 %

CPU
245 000 \$

GIM
15,2

NIM
24

CAP
4,2 %

