

150 - 168 EMPIRE GRANBY

10 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Ideally located in the heart of Granby, this 10-unit building featuring 3½-bedroom apartments offers a functional living environment for its tenants. The property, situated on a large corner lot, features several parking spaces, storage areas in the basement, and two balconies per apartment.

HIGHLIGHTS

- ✓ Prime location in the heart of Granby
- ✓ A 10-unit building with apartment type 3½ units
- ✓ Large corner lot with several parking spaces
- ✓ Two balconies per unit
- ✓ Storage spaces in the basement

ASKING PRICE :
\$1,650,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

To be verified

ADDITIONAL INFORMATION

Sale without any legal warranty of quality; the buyer assumes all risks.

Responsibility for appliances

Owner and tenant

Number of units

10



Number of Parking Spaces

To be verified

Hot Water System

Central tank

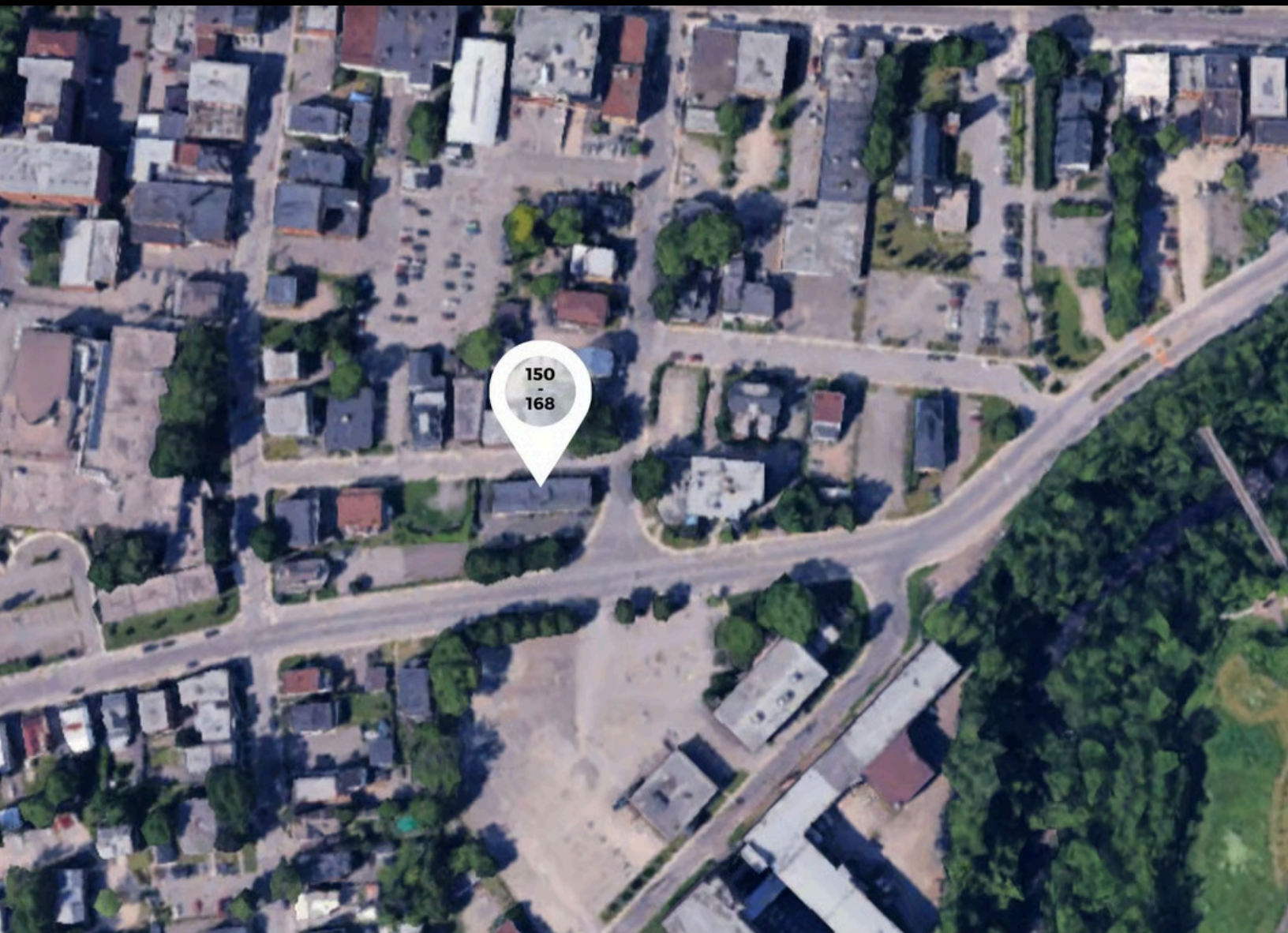


Heating System

Gas



150 - 168 Empire, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 010 402

Total Municipal Assessment

Total Municipal Assessment \$874 000

Municipal Land Assessment \$266 000

Municipal Building Assessment \$608 000

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1947

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 30

Number of Units 10 x 3.5

Washer/Dryer Inlet Yes

Appliance Responsibility Owner and tenant

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces To be verified

Area

Land Surface Area 14 314 sq.ft.



FEATURES

Fenced

Partially

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Central tank

Electrical Panels

Circuit Breakers

Environmental Report

Yes (2005 and 2024)

Internet and Telecom

Yes

Condition of Doors

Acceptable

Intercom and Doorbell

To be verified

Condition of Windows

Acceptable

Exterior Siding

To be verified

Floor Covering

Various

Plumbing

To be verified

Condition of Balconies

Acceptable

Heating System

Gas

Condition of Kitchens

Acceptable

Condition of Bathrooms

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$123,960	100 %	\$1,033
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$123,960		\$1,033
Vac. / Bad debt	\$3,719	3 %	\$31
EGR	\$120,241		\$1,002

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,411	4.5 %	\$541
Municipal Taxes	Current	\$10,087	8.4 %	\$1,009
School Taxes	Current	\$618	0.5 %	\$62
Insurance	Current	\$7,375	6.1 %	\$738
Electricity	Current	\$359	0.3 %	\$36
Heating	Current	\$7,188	6 %	\$719
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	2.1 %	\$250
Maintenance	Normalised	\$7,000	5.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,202	1 %	\$120
Total Expenses		\$41,740	34.7 %	\$4,174
Net Revenue		\$78,501		\$7,850

FINANCING

Maximum loan amount	\$1,402,500
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$78,501
Annual Mortgage Cost	\$73,912
Net cash after mortgage	\$4,589

RETURN ON INVESTMENT

Down Payment	\$247,500
Cash on cash return	1.9 %
Return on liquidity + capitalization	8.1 %
Total yearly return with appreciation of 2 %	21.43 %

CPU
165 000 \$

GIM
13,3

NIM
21

CAP
4,8 %

