

153 PRINCIPALE SUD SUTTON

12 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Discover an excellent multi-residential investment opportunity in Sutton. This 2022 construction features 12 quality modern units spread over 3 floors, offering contemporary design, multiple parking spaces, and strong income potential. The property also includes 4 intergenerational units, each capable of accommodating 2 complete families, providing unique occupancy flexibility. A durable, low-maintenance asset ideal for investors.

HIGHLIGHTS

- ✓ New construction in 2022 featuring units with modern finishes
- ✓ Exterior cladding of stone and fiber cement with a TPO membrane roof
- ✓ Building designed for simple and efficient management.
- ✓ Offering 26 outdoor parking spaces.
- ✓ Prime location near the village and Sutton's attractions.

ASKING PRICE :
\$4,300,000

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

12



Number of Parking Spaces

26 spaces

Hot Water System

Independent tanks

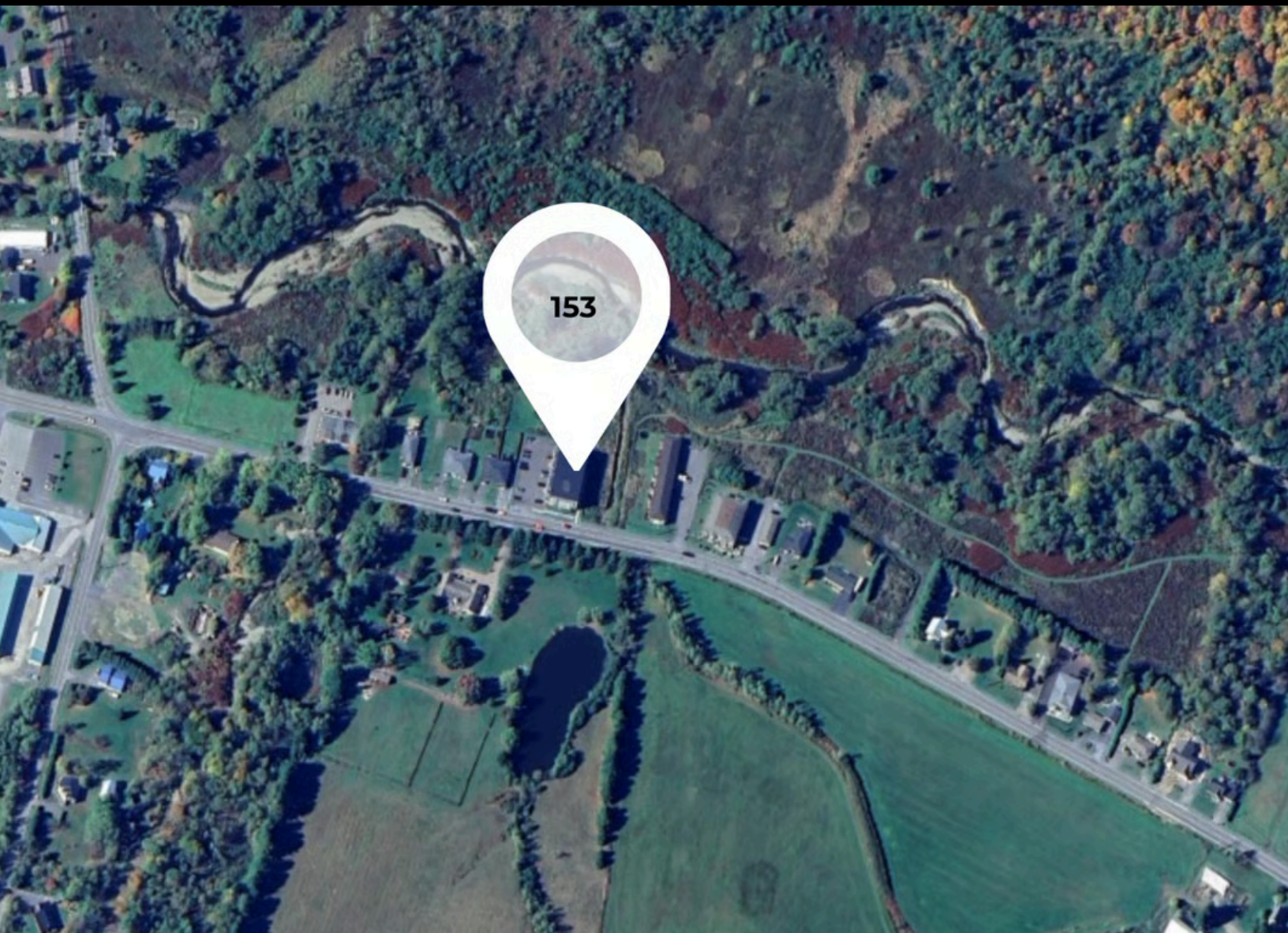


Heating System

Electric baseboard heaters and heat pumps



153 Principale Sud, Sutton



BUILDING DESCRIPTION

General Information

Cadastral number 6 073 921

Total Municipal Assessment

Total Municipal Assessment 2 984 600 \$

Municipal Land Assessment 143 800 \$

Municipal Building Assessment 2 840 800 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and Wood

Year of Construction 2022

Electromechanical System

Fire System Heat Detector,
Emergency Lighting

Building type

Laundry Room N/A

Number of Rooms 64

Number of Units 8 x 5 1/2 + 4 x 8 1/2

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 26 spaces

Area

Land Surface Area 18 934 f.s.



FEATURES

Fenced

No

Condition of Roof

TPO Membrane

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers, 16 x 100 amps

Environmental Report

Update needed

Internet and Telecom

To be verified

Condition of Doors

2022

Intercom and Doorbell

To be verified

Condition of Windows

PVC, hinged, sliding

Exterior Siding

Stone, fiber cement, slatted

Floor Covering

Vinyl, laminate, ceramic

Plumbing

PEX

Condition of Balconies

Fiberglass, concrete

Heating System

Electric baseboard heaters and heat pumps

Condition of Kitchens

Polyester, melamine, and quartz

Condition of Bathrooms

Bathroom fans, ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$278,400	100 %	\$1,933
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$278,400		\$1,933
Vac. / Bad debt	\$8,352	3 %	\$58
EGR	\$270,048		\$1,875

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$13,502	5 %	\$1,125
Municipal Taxes	Estimated	\$21,736	8 %	\$1,811
School Taxes	Current	\$1,968	0.7 %	\$164
Insurance	Estimated	\$6,507	2.4 %	\$542
Electricity	Estimated	\$2,244	0.8 %	\$187
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	1.8 %	\$400
Maintenance	Normalised	\$8,400	3.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,700	1 %	\$225
Total Expenses		\$61,858	22.9 %	\$5,155
Net Revenue		\$208,190		\$17,349

FINANCING

Maximum loan amount	\$3,256,523	\$3,655,000
Financing CAP	5.43 %	4.60 %
Debt coverage ratio	1.3	1.1
Interest Rate	3.9 %	3.9 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$208,190	\$208,190
Annual Mortgage Cost	\$170,004	\$189,699
Net cash after mortgage	\$38,186	\$18,492

RETURN ON INVESTMENT

Down Payment	\$1,043,477	\$645,000
Cash on cash return	3.7 %	2.9 %
Return on liquidity + capitalization	7.2 %	9.3 %
Total yearly return with appreciation of 3.3 %	20.8 % of 3.9 %	35.25 %

CPU
358 300 \$

GIM
15,5

NIM
20,7

CAP
4,8 %

