

# 1561 - 1575 DES QUATRE-SAISONS FLEURIMONT

8 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Discover this magnificent 8-unit building constructed in 2021, consisting of 2 x 6½ and 6 x 5½ with generous and well-appointed spaces. Its quality construction of brick, wood, and concrete offers modern units with quartz countertops, heat pumps, two bathrooms per unit, and ample parking. Energy costs are entirely the responsibility of the tenants. A turnkey investment located in a sought-after area of Fleurimont, close to all services!

## HIGHLIGHTS

Large lot of 15,399 sq ft located on high ground in Fleurimont. Only 6 km from the CHUS, very close to Highway 610 and the Julien-Ducharme Sports Complex. Each unit is equipped with an independent washer-dryer hookup and two full bathrooms, offering comfort sought after by tenants. Each unit has an independent storage space.

ASKING PRICE :  
**\$2,799,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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N/A | Construction 2021

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## ADDITIONAL INFORMATION

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Wiring for electric charging stations has been installed. Lease agreements: Internet with Bell and service contract with Landry Télécom. The sale is made with legal warranty of quality and title.



## Responsibility for appliances

Tenants

## Number of units

8



## Number of Parking Spaces

19 parking spaces

## Hot Water System

Independent tanks - 60 gal



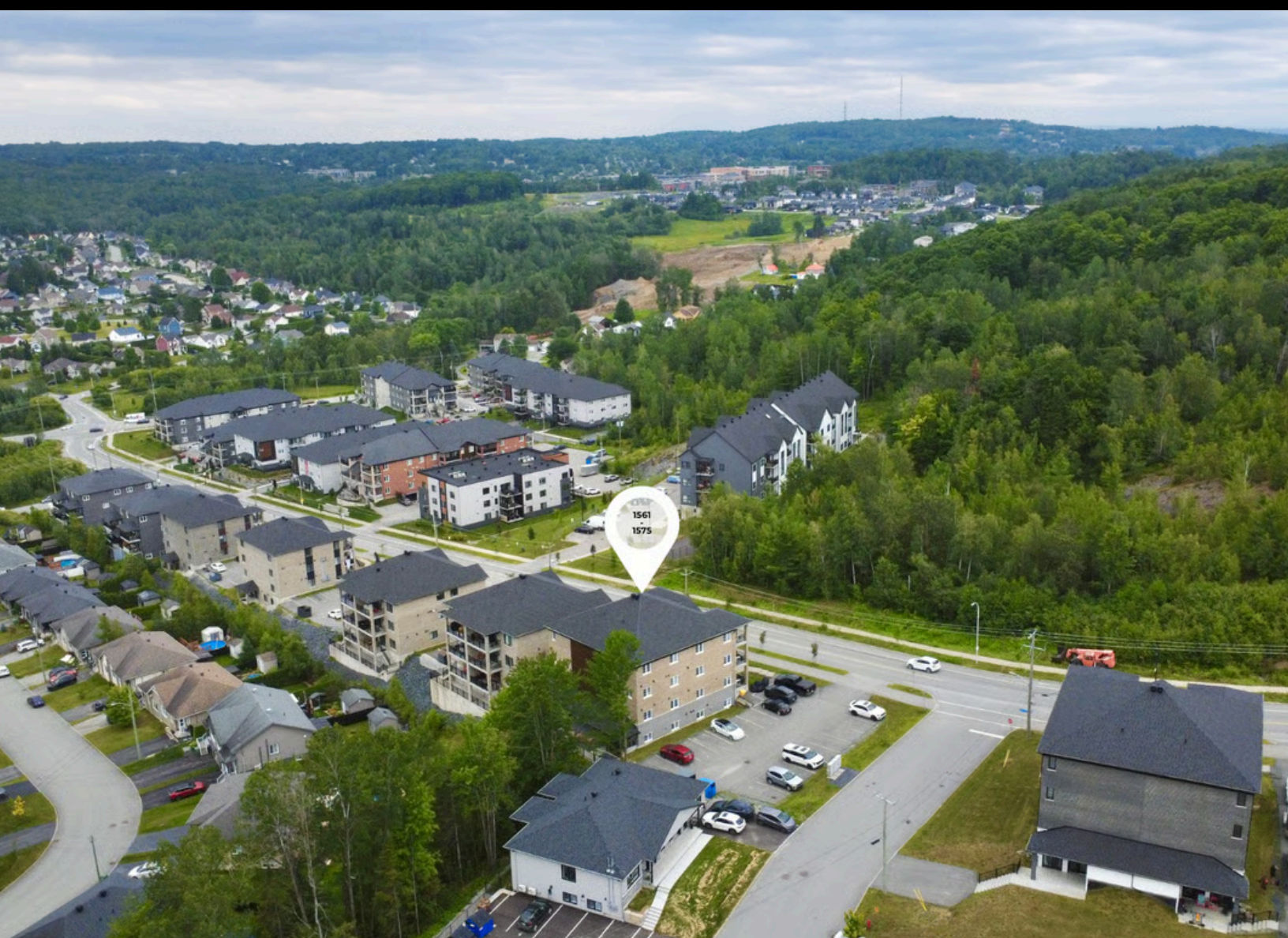
## Heating System

Electric baseboards and heat pumps





1561 - 1575 des Quatre-Saisons, Fleurimont





# BUILDING DESCRIPTION

## General Information

Cadastral number 6 317 808

## Total Municipal Assessment

Total Municipal Assessment 1 802 000 \$

Municipal Land Assessment 228 600 \$

Municipal Building Assessment 1 573 400 \$

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick, wood, and concrete

Year of Construction 2021

## Electromechanical System

Fire System Smoke detectors

## Building type

Laundry Room No

Number of Rooms 42

Number of Units 2 x 6.5, 6 x 5.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

## Parking

Type of Parking Outdoor asphalt

Number of Parking Spaces 19 parking spaces

## Area

Land Surface Area 15,399 sq ft



## FEATURES

### Fenced

Yes, in the back

### Condition of Roof

Asphalt shingles

### Concierge Agreement

N/A

### Hot Water System

Independent tanks - 60 gal

### Electrical Panels

Circuit breakers

### Environmental Report

Yes

### Internet and Telecom

Internet with Bell and Landry  
Télécom

### Condition of Doors

New

### Intercom and Doorbell

Doorbells with independent  
entrances

### Condition of Windows

New

### Exterior Siding

Brick

### Floor Covering

Heated floor on the ground floor

### Plumbing

Copper, ABS

### Condition of Balconies

New | Concrete

### Heating System

Electric baseboards and heat  
pumps

### Condition of Kitchens

New | Quartz countertops

### Condition of Bathrooms

New | Quartz countertops, 2 per  
unit



## REVENUE

|                       | yearly           | % / GR | RPU (m)        |
|-----------------------|------------------|--------|----------------|
| Residential           | \$168,120        | 100 %  | \$1,751        |
| Affordable Res.       |                  |        |                |
| Commercial            |                  |        |                |
| Lockers               |                  |        |                |
| Parking               |                  |        |                |
| Laundry               |                  |        |                |
| <b>Total Revenues</b> | <b>\$168,120</b> |        | <b>\$1,751</b> |
| Vac. / Bad debt       | \$5,044          | 3 %    | \$53           |
| <b>EGR</b>            | <b>\$163,076</b> |        | <b>\$1,699</b> |

## EXPENSES

|                       | Calc.      | yearly           | % OF EGR      | CPU (y)         |
|-----------------------|------------|------------------|---------------|-----------------|
| Administration        | Normalised | \$7,338          | 4.5 %         | \$917           |
| Municipal Taxes       | Current    | \$18,707         | 11.5 %        | \$2,338         |
| School Taxes          | Current    | \$1,264          | 0.8 %         | \$158           |
| Insurance             | Current    | \$5,441          | 3.3 %         | \$680           |
| Electricity           |            |                  |               |                 |
| Heating               |            |                  |               |                 |
| Snow Removal          |            |                  |               |                 |
| Elevator              |            |                  |               |                 |
| Lawn                  |            |                  |               |                 |
| Structural Reserve    |            |                  |               |                 |
| Janitor               | Normalised | \$2,000          | 1.2 %         | \$250           |
| Maintenance           | Normalised | \$5,600          | 3.4 %         | \$700           |
| Appliances            |            |                  |               |                 |
| WiFi                  |            |                  |               |                 |
| Heat Pump             |            |                  |               |                 |
| CHMC: Other Costs     | Normalised | \$1,631          | 1 %           | \$204           |
| Internet              | Current    | \$1,241          | 0.8 %         | \$155           |
| <b>Total Expenses</b> |            | <b>\$43,222</b>  | <b>26.5 %</b> | <b>\$5,403</b>  |
| <b>Net Revenue</b>    |            | <b>\$119,854</b> |               | <b>\$14,982</b> |

## FINANCING

|                     |             |             |             |
|---------------------|-------------|-------------|-------------|
| Maximum loan amount | \$1,768,726 | \$2,090,312 | \$1,408,089 |
| Financing CAP       | 5.76 %      | 4.87 %      | 6.38 %      |
| Debt coverage ratio | 1.3         | 1.1         | 1.25        |
| Interest Rate       | 4.3 %       | 4.3 %       | 4.75 %      |
| Amortization        | 40 Years    | 40 Years    | 25 Years    |
| Term                | 5 Years     | 5 Years     | 5 Years     |

## TREASURY

|                         |           |           |           |
|-------------------------|-----------|-----------|-----------|
| Net Revenue             | \$119,854 | \$119,854 | \$119,854 |
| Annual Mortgage Cost    | \$97,320  | \$115,003 | \$95,883  |
| Net cash after mortgage | \$22,535  | \$4,851   | \$23,971  |

### RETURN ON INVESTMENT

|                                              |             |           |             |
|----------------------------------------------|-------------|-----------|-------------|
| Down Payment                                 | \$1,030,274 | \$708,688 | \$1,390,911 |
| Cash on cash return                          | 2.2 %       | 0.7 %     | 1.7 %       |
| Return on liquidity + capitalization         | 3.9 %       | 3.7 %     | 3.9 %       |
| Total yearly return with appreciation of 2 % | 9.38 %      | 11.6 %    | 7.93 %      |

CPU  
349 900 \$

GIM  
16,7

NIM  
23,4

CAP  
4,3 %







