

1580 NOTRE-DAME LAVALTRIE

24 UNITS

PMML

FOR SALE



Azamat Kar

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Prestigious and welcoming rental building (50+ years old) built in 2022, in the heart of Lavaltrie. Spacious 4½ units, ranging from 1120 to 1268 sq ft. Heated floors, quartz countertops with a central island, rooftop terrace, indoor parking with electric vehicle charging station, elevator, air conditioning, generator, and security cameras. Close to all amenities: grocery stores, restaurants, clinics, and Highway 40. Stable investment and hassle-free management.

HIGHLIGHTS

- ✓ Modern building offering superior soundproofing with a concrete slab foundation. Units feature electric radiant floor heating and high-quality condo-style finishes. Bathroom with separate shower and bathtub.
- ✓ Rooftop terrace with river views.
- ✓ Backup generator for emergency lighting and elevator.
- ✓ Ample storage space in each unit.

ASKING PRICE :
\$11,300,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2022 Construction

ADDITIONAL INFORMATION

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

Favorable mortgage to take out. Approximately \$8,500,000 at 4.10% until May 10, 2029.

High quality construction

Responsibility for appliances

Tenants

Number of units

24



Number of Parking Spaces

47 (13 outdoor spaces and 34 indoor spaces).

Hot Water System

Independent 40-gallon tanks.



Heating System

Heated floors in the units, electric baseboards and air conditioning



1580 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 3 604 968

Total Municipal Assessment

Total Municipal Assessment 6 357 100 \$

Municipal Land Assessment 588 400 \$

Municipal Building Assessment 5 768 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2022

Electromechanical System

Fire System Yes, with a certificate of conformity.

Building type

Laundry Room No

Number of Rooms 96

Number of Units 24 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Indoor and outdoor.

Number of Parking Spaces 47 (13 outdoor spaces and 34 indoor spaces).

Area

Land Surface Area 32 988 pi²



FEATURES

Fenced

No

Condition of Roof

Good condition

Concierge Agreement

Yes, the concierge lives on site but there is no written contract.

Hot Water System

Independent 40-gallon tanks.

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Intercom

Condition of Windows

PVC Good condition

Exterior Siding

Brick, steel panels

Floor Covering

Click vinyl and ceramic.

Plumbing

PVC and ABS

Condition of Balconies

Concrete in good condition.

Heating System

Heated floors in the units, electric baseboards and air conditioning

Condition of Kitchens

Excellent condition, high-quality condo-style.

Condition of Bathrooms

Excellent condition, high-quality.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$606,120	95.3 %	\$2,105
Affordable Res.			
Commercial			
Lockers	\$7,440	1.2 %	\$26
Parking	\$15,900	2.5 %	\$55
Laundry			
Autre Revenus	\$5,040	0.8 %	\$18
Animal	\$1,200	0.2 %	\$4
Total Revenues	\$635,700		\$2,207
Vac. / Bad debt	\$19,071	3 %	\$66
EGR	\$616,629		\$2,141

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$30,831	5 %	\$1,285
Municipal Taxes	Current	\$63,660	10.3 %	\$2,653
School Taxes	Current	\$5,002	0.8 %	\$208
Insurance	Current	\$18,528	3 %	\$772
Electricity	Current	\$5,949	1 %	\$248
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,600	1.6 %	\$400
Maintenance	Normalised	\$16,800	2.7 %	\$700
Appliances				
WiFi				
Heat Pump	Current	\$4,560	0.7 %	\$190
CHMC: Other Costs				
Total Expenses		\$154,930	25.1 %	\$6,455
Net Revenue		\$461,699		\$19,237

FINANCING

Maximum loan amount	\$8,288,115	\$8,500,000
Financing CAP	4.74 %	
Debt coverage ratio	1.1	
Interest Rate	4.1 %	4.1 %
Amortization	40 Years	50 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$461,699	\$461,699
Annual Mortgage Cost	\$442,951	\$418,627
Net cash after mortgage	\$18,747	\$43,071

RETURN ON INVESTMENT

Down Payment	\$3,011,885	\$2,800,000
Cash on cash return	0.6 %	1.5 %
Return on liquidity + capitalization	3.6 %	3.5 %
Total yearly return with appreciation of 4 %	18.58 %	19.68 %

CPU
470 800 \$

GIM
17,8

NIM
24,5

CAP
4,1 %

SOCIO-DEMOGRAPHIC DATA

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Total population :

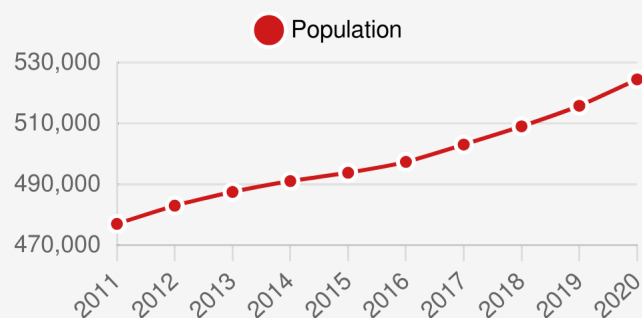
524,368 inhabitants

Average age of the population :

Region : **42.3 Years**

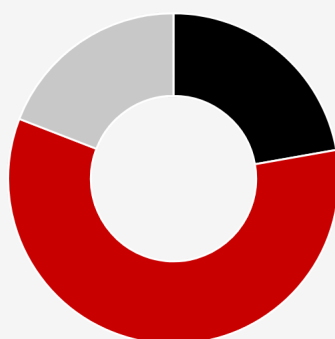
Province : **42.6 Years**

Population growth

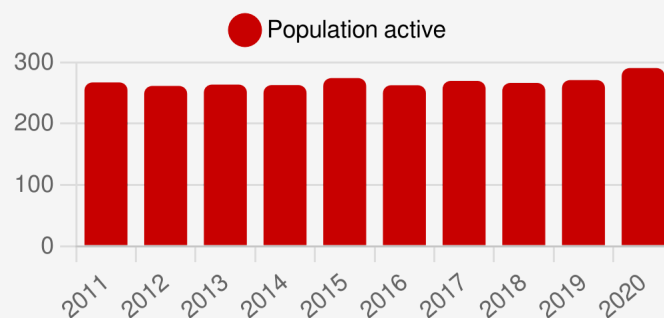


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	61.5 %	60.6 %
Unemployment rate	4.5 %	5.9 %
Disposable income per capita	29,710 \$ / Year	30,721 \$ / Year



