

1600 RUE SAUVÉ EST AHUNTSIC

8 UNITS

PMML

FOR SALE



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VP

Chartered Real Estate Broker

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BUILDING TYPE

semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Exceptional real estate asset. 8 units, 7 fully renovated in 2023: 6 x 4½ (approximately 850 sq ft) and 2 x 3½, over \$850,000 invested, major renovations, detailed list available. Annual income \$144,732, AAA clientele. F CLAUSE applicable until 2028. Ideal CMHC ML 50 points, RCD 1.10. Strong optimization potential; addition of 8 A/C & Thermo units (value increase ~\$165,000 with an investment of ~\$23,508) + addition of huge private terraces (value increase ~\$380,000 with an investment of ~\$138,000). Complete optimization, potential revenue: ~\$181,200/year (value increase ~\$600,000 with an investment of ~\$208,500). Ideal location near Promenade Fleury, the metro and Sauvé train station & all services. Opportunity of institutional quality.

HIGHLIGHTS

- ✓ One unit available: immediate optimization at market rent
- ✓ CMHC 50 pts: 8 x A/C & thermo (asset value ~\$165,000/investment ~\$23,508)
- ✓ CMHC 50 pts: 8 x A/C & thermo + terraces (asset value ~\$380,000/investment ~\$138,000)
- ✓ Full optimization: potential revenue ~\$181,200 (asset value ~\$600,000/investment ~\$208,500)
- ✓ Subsidy \$220/1000 Btu - To be confirmed
- ✓ Potential rental value 3.5 condo quality: ~\$1600/month
- ✓ Potential rental value 4.5 condo quality: ~\$2000/month

ASKING PRICE :
\$2,699,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

7/8 units fully renovated

Kitchen (quartz countertops) & bathroom

Plumbing & electrical

Flooring

Mechanical bathroom range hoods, fans & Dryer

Common areas and intercom

Superior soundproofing (units and common areas)

Fire doors, fire-resistant drywall installation & fire protection (NFC)

Front & rear balconies, intercom, common area, etc.

Detailed renovation list available.

ADDITIONAL INFORMATION

Sauvé metro and train station 1.5 km away

Fleury Promenade and its shops 650 m away

Schools and parks nearby (Collège Mont St-Louis, Régina Assumpta, etc.)

All essential services nearby

F CLAUSE valid until 2028 (7/8)

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

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

3

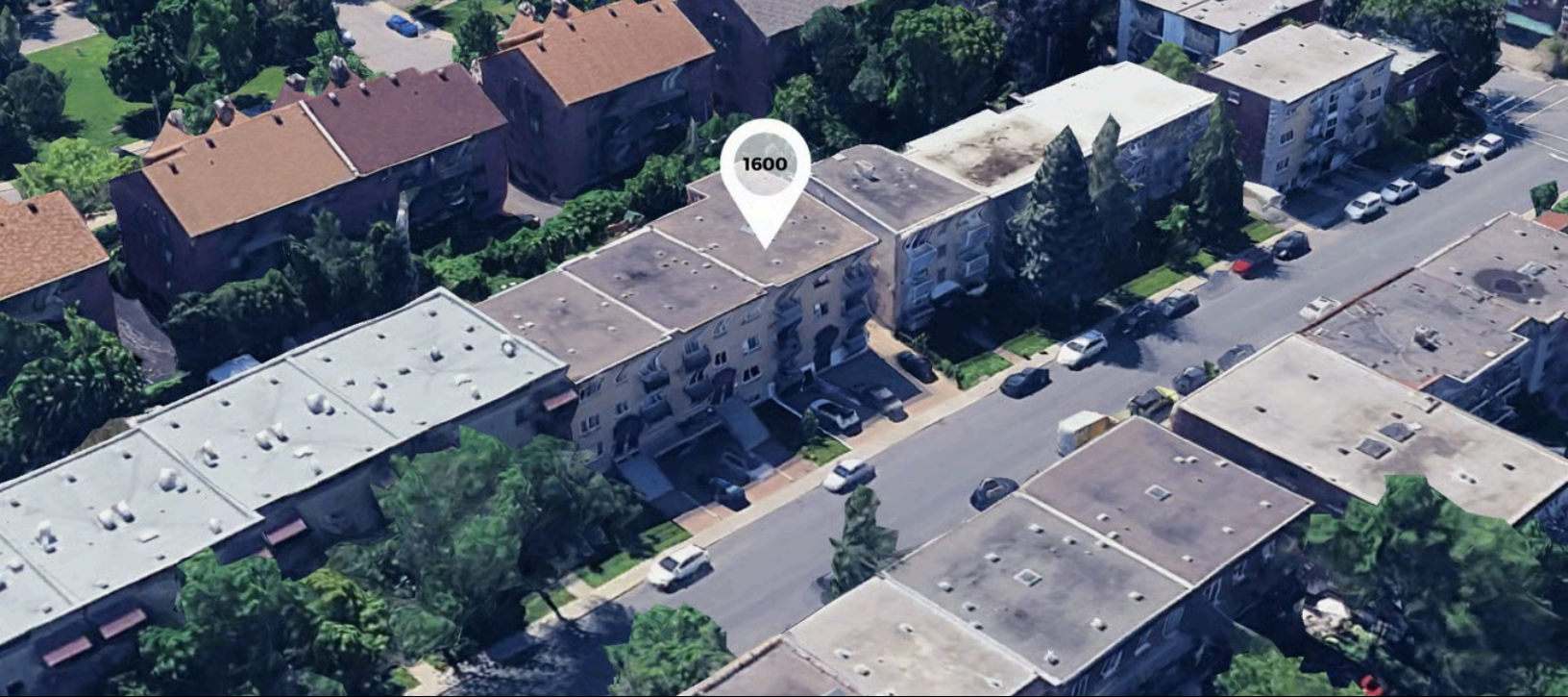
Hot Water System

7/8 Independent water heater tanks
(basement)



Heating System

Electric baseboards have all been replaced 7/8
units



1600 Rue Sauvé Est, Ahuntsic



BUILDING DESCRIPTION

General Information

Cadastral number 2 494 878

Total Municipal Assessment

Total Municipal Assessment 1 545 000\$

Municipal Land Assessment 549 000 \$

Municipal Building Assessment 996 000\$

Construction

Number of Storeys 3

Type of Building semi-detached

Type of Construction Brick and wood

Year of Construction 1975

7/8 units fully renovated following a fire 7/8
condo quality

Features

Plumbing ABS, PEX, copper

Condition of Roof Maintenance every 2
years, in good condition
2023 & 2025

Condition of Doors Front: Patio doors (2023)
/ Rear: Patio door and
windows (~5 years old)

Condition of Balconies Refurbished balconies &
epoxy added

Condition of Windows All windows have been
replaced except for the
side windows.

Condition of Kitchens 7/8 fully renovated in
2023

Electrical Panels Circuit breakers 7/8 to
be replaced by 2023

Exterior Siding Brick

Condition of Bathrooms 7/8 fully renovated in
2023

Floor Covering Luxury vinyl with
membrane SPC

Electromechanical System

Fire System Smoke and carbon
monoxide detector
according to NBC

Building type

Laundry Room No

Washer/Dryer Inlet In every apartment

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Land Surface Area 5372 sf



FEATURES

Fenced

Yes

Condition of Doors

Front: Patio doors (2023) / Rear: Patio door and windows (~5 years old)

Intercom and Doorbell

Yes

Condition of Windows

All windows have been replaced except for the side windows.

Exterior Siding

Brick

Floor Covering

Luxury vinyl with membrane SPC

Plumbing

ABS, PEX, copper

Condition of Balconies

Refurbished balconies & epoxy added

Heating System

Electric baseboards have all been replaced 7/8 units

Condition of Kitchens

7/8 fully renovated in 2023

Condition of Bathrooms

7/8 fully renovated in 2023

Condition of Roof

Maintenance every 2 years, in good condition 2023 & 2025

Concierge Agreement

N/A

Hot Water System

7/8 Independent water heater tanks (basement)

Electrical Panels

Circuit breakers 7/8 to be replaced by 2023

Environmental Report

2022

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$142,620	98.5 %	\$1,486
Affordable Res.			
Commercial			
Lockers			
Parking	\$2,112	1.5 %	\$22
Laundry			
Total Revenues	\$144,732		\$1,508
Vac. / Bad debt	\$4,342	3 %	\$45
EGR	\$140,390		\$1,462

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,318	4.5 %	\$790
Municipal Taxes	Current	\$9,225	6.6 %	\$1,153
School Taxes	Current	\$1,121	0.8 %	\$140
Insurance	Current	\$5,456	3.9 %	\$682
Electricity	Current	\$566	0.4 %	\$71
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.4 %	\$250
Maintenance	Normalised	\$5,600	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,404	1 %	\$175
Bell	Current	\$568	0.4 %	\$71
Total Expenses		\$32,257	23.0 %	\$4,032
Net Revenue		\$108,133		\$13,517

FINANCING

Maximum loan amount	\$2,294,915
Financing CAP	4.00 %
Debt coverage ratio	1.1
Interest Rate	3.8 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$108,133
Annual Mortgage Cost	\$117,355
Net cash after mortgage	-\$9,223

RETURN ON INVESTMENT

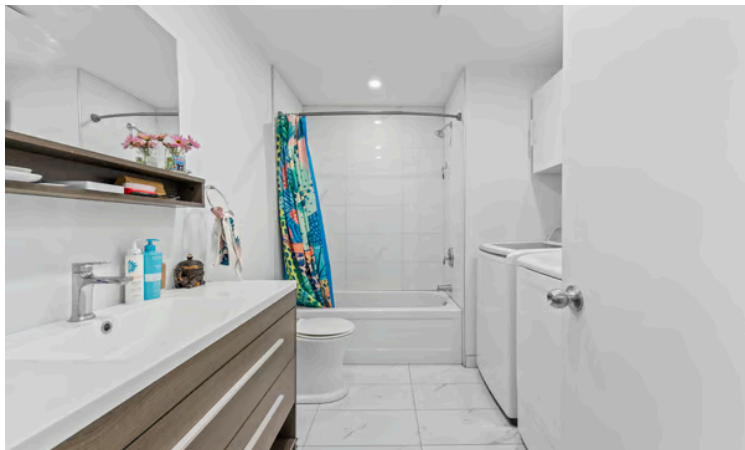
Down Payment	\$404,985
Cash on cash return	-2.3 %
Return on liquidity + capitalization	4.3 %
Total yearly return with appreciation of 2 %	17.6 %

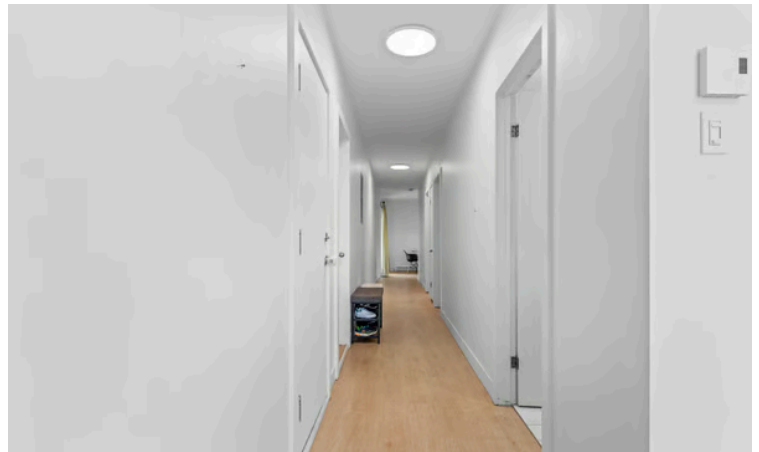
CPU
337 500 \$

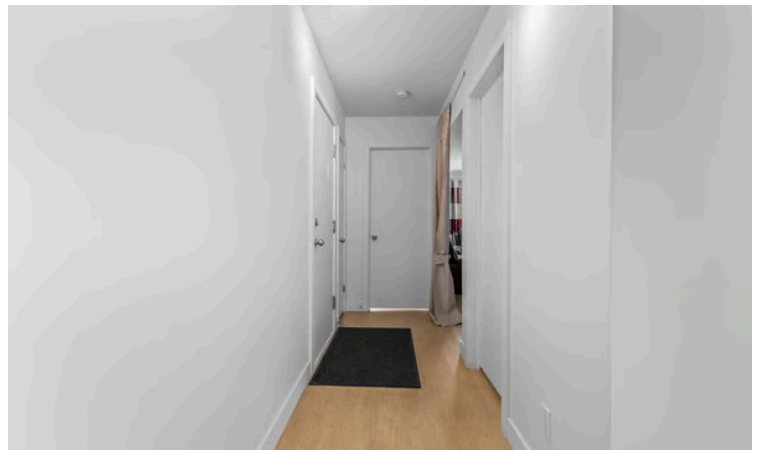
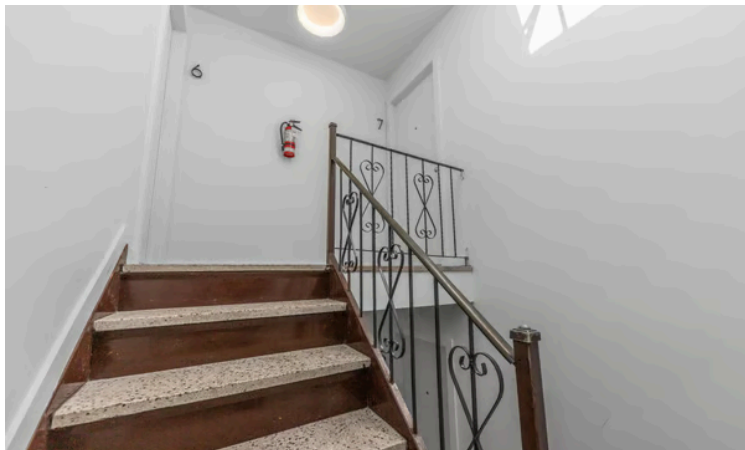
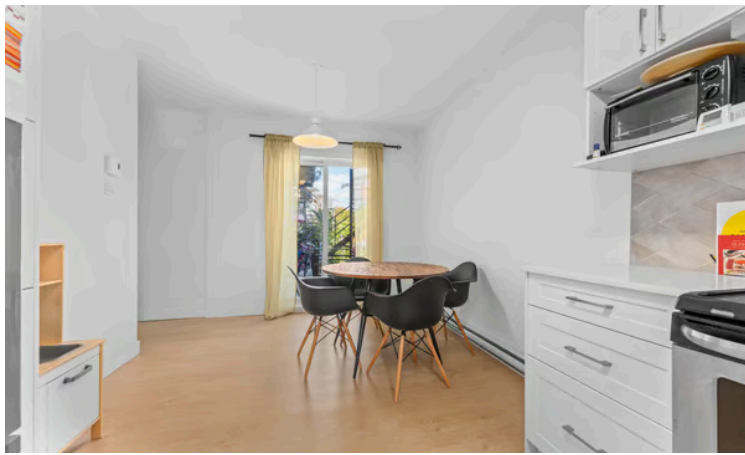
GIM
18,7

NIM
25

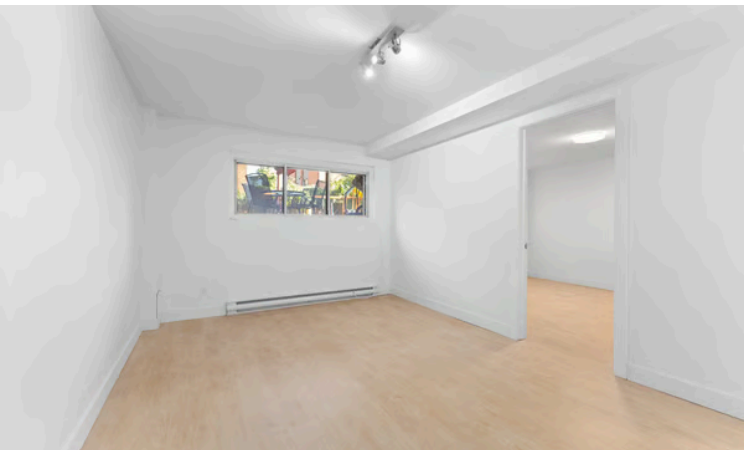
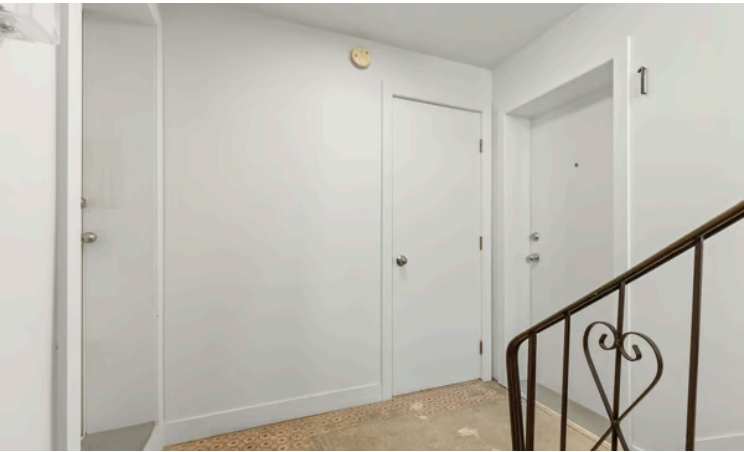
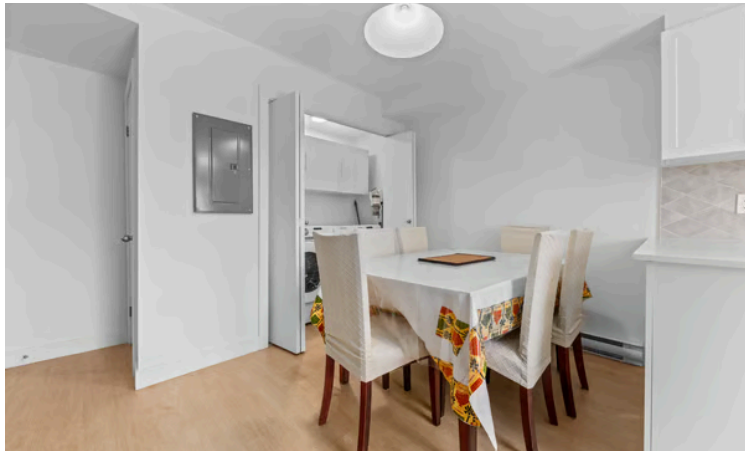
CAP
4 %

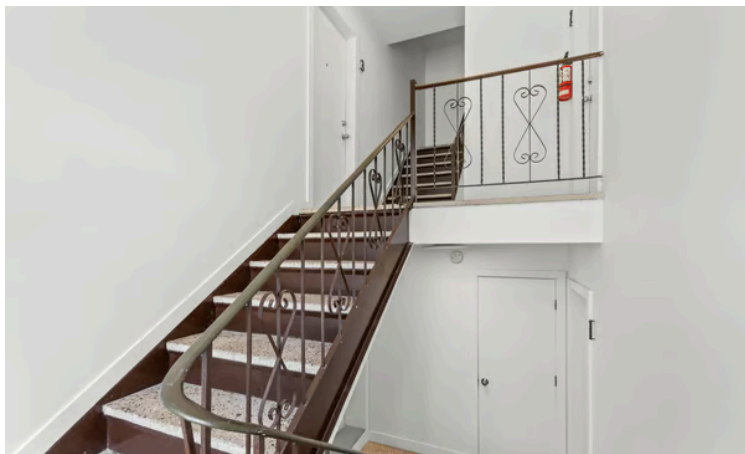
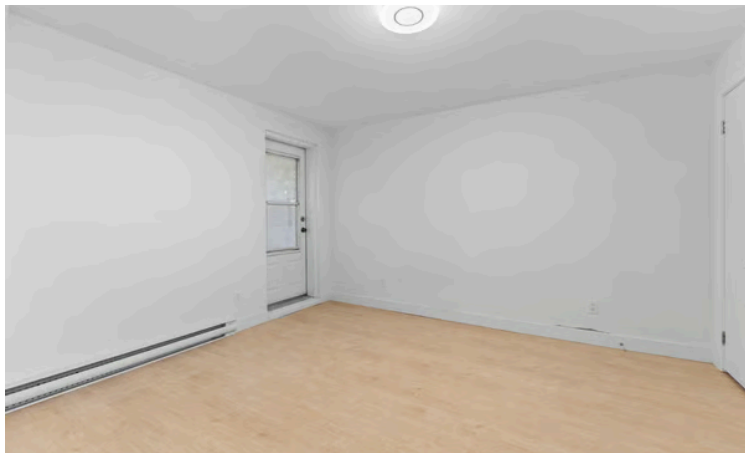
















PROMENADE FLEURY



COLLÈGE DU MONT ST-LOUIS



COLLÈGE RÉGINA ASSUMPTA