

1616 SAINT CHARLES TERREBONNE

16 UNITS

PMML

FOR SALE



Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 450-512-7859



samuel.lapointe@pmml.ca



Éloïse Rondeau

Team Samuel & Jessika

Real Estate Broker

📞 438-337-9059

✉️ eloise.rondeau@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Beautiful 16-unit building, consisting of 8 x 3½ and 8 x 4½ units, offering very spacious layouts. Solid construction from the 1980s.

Located in a homogeneous and sought-after residential area, with a high-quality tenant base.

A great opportunity not to be missed.

HIGHLIGHTS

- ✓ Sought-after area
- ✓ Well-maintained building over time
- ✓ Optimization potential

ASKING PRICE :
\$2,995,000

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

16



Number of Parking Spaces

32

Hot Water System

Water heater (Hydro Solution)

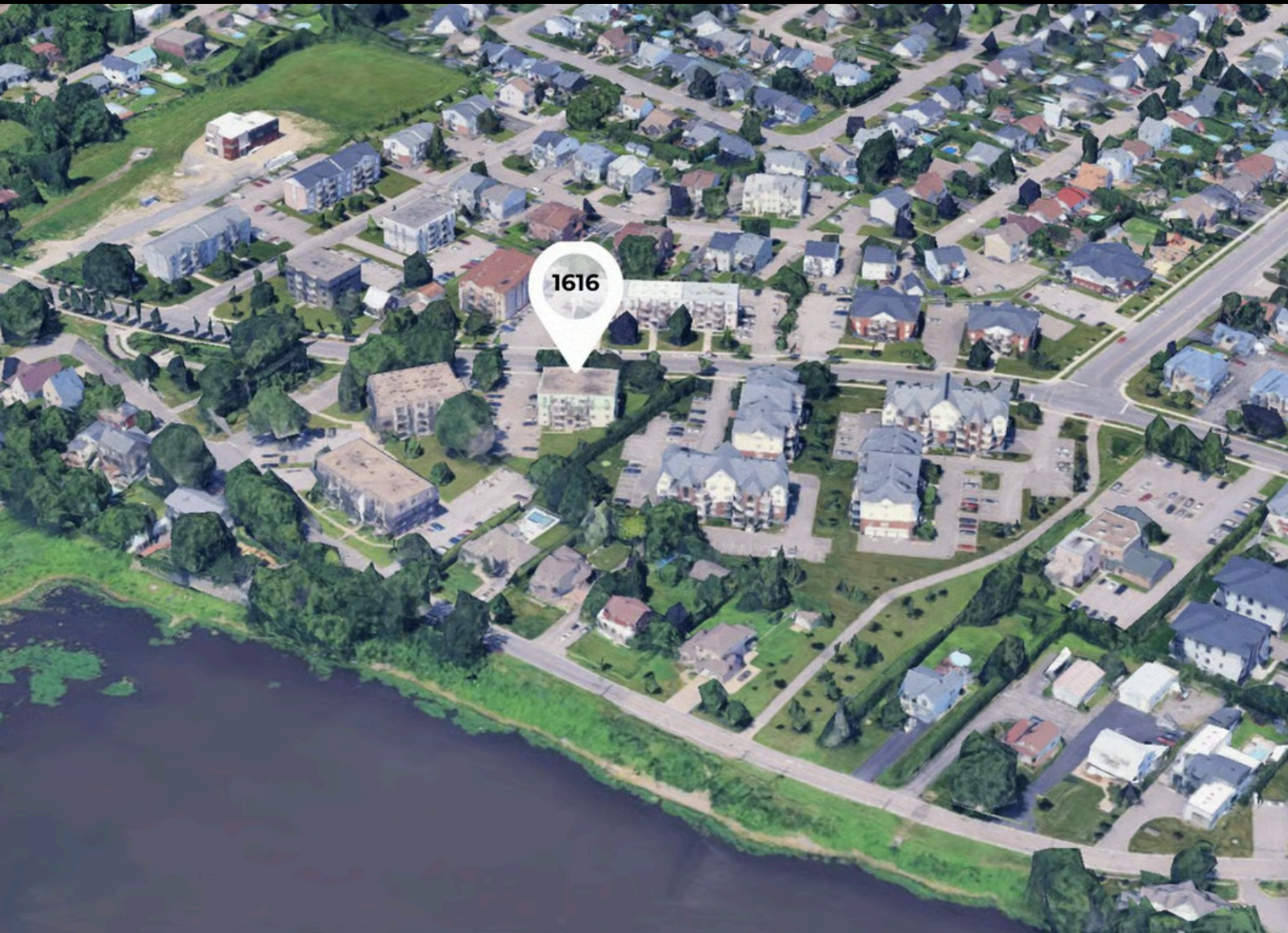


Heating System

Electric baseboards



1616 Saint Charles, Terrebonne



BUILDING DESCRIPTION

General Information

Cadastral number 2 914 510

Total Municipal Assessment

Total Municipal Assessment \$2 375 700

Municipal Land Assessment \$909 100

Municipal Building Assessment \$1 466 600

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1989

Features

Plumbing ABS / Copper

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies Concrete

Condition of Windows Sliding windows 2013

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Refinished floors
(ceramic and floating)

Electromechanical System

Fire System Code-compliant fire panel

Building type

Laundry Room N/A

Number of Rooms 8 x 3½ and 8 x 4½

Number of Units 16

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Sale without legal warranty at the buyer's risk and peril.

Parking

Type of Parking Outdoor asphalt driveway

Number of Parking Spaces 32

Area

Land Surface Area 23 970 sq ft



FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

Yes

Hot Water System

Water heater (Hydro Solution)

Electrical Panels

Circuit breakers

Environmental Report

To come

Internet and Telecom

Yes

Condition of Doors

To be verified

Intercom and Doorbell

Yes

Condition of Windows

Sliding windows 2013

Exterior Siding

Brick

Floor Covering

Refinished floors (ceramic and floating)

Plumbing

ABS / Copper

Condition of Balconies

Concrete

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$177,156	100 %	\$923
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$177,156		\$923
Vac. / Bad debt	\$5,315	3 %	\$28
EGR	\$171,841		\$895

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,592	5 %	\$537
Municipal Taxes	Current	\$28,221	16.4 %	\$1,764
School Taxes	Current	\$1,811	1.1 %	\$113
Insurance	Current	\$6,169	3.6 %	\$386
Electricity	Current	\$712	0.4 %	\$45
Heating				
Snow Removal	Current	\$3,964	2.3 %	\$248
Elevator				
Lawn	Current	\$1,269	0.7 %	\$79
Structural Reserve				
Janitor	Normalised	\$6,400	3.7 %	\$400
Maintenance	Normalised	\$11,200	6.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,718	1 %	\$107
Location Réservoirs	Current	\$2,622	1.5 %	\$164
Total Expenses		\$72,678	42.3 %	\$4,542
Net Revenue		\$99,163		\$6,198

FINANCING

	schl	conv
Maximum loan amount	\$1,741,898	\$1,120,192
Financing CAP	4.84 %	6.64 %
Debt coverage ratio	1.1	1.3
Interest Rate	4.25 %	4.75 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$99,163	\$99,163
Annual Mortgage Cost	\$93,518	\$76,279
Net cash after mortgage	\$5,645	\$22,884

RETURN ON INVESTMENT

Down Payment	\$1,253,102	\$1,874,808
Cash on cash return	0.5 %	1.2 %
Return on liquidity + capitalization	1.9 %	2.5 %

CPU
187 200 \$

GIM
16,9

NIM
30,2

CAP
3,3 %





