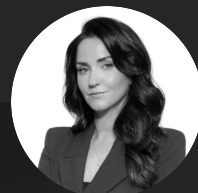


1635 - 1655 DU GRAND-PIC SAINTE-ROSE

14 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Semi-detached buildings of 7 units each, for a total of 14 units on two contiguous addresses in the Champfleury sector in Sainte-Rose. Built in 2021, brick and wood, three storeys, common indoor parking with charging station. Composed of 8 x 5½, 4 x 4½ and 2 x 3½. Electric heating at the tenants' expense; hot water at the landlord's expense, with independent tanks. Turnkey asset for an investor seeking a recent, low-maintenance building.

This is a housing complex.

HIGHLIGHTS

- ✓ 2021 Construction
- ✓ Air exchanger and air conditioning in units
- ✓ Common garage with charging stations
- ✓ Addition of 5 appliances in 7 units
- ✓ Addition of balcony ramp for 2 ground floor units

ASKING PRICE :
\$5,700,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Epoxy flooring in the garage
Addition of stairs at building entrances
Installation of a camera surveillance system
New automatic lawn irrigation system
Installation of three EV charging stations, 2 of which are paid
Installation of a silent garage door opener system with rechargeable battery backup

ADDITIONAL INFORMATION

The SELLER does not provide a legal warranty of quality to the buyer, the latter, however, not waiving the legal warranties given by previous owners and received by the SELLER upon acquiring the building, which are hereby assigned to the buyer. Furthermore, the buyer waives any recourse against the SELLER for any information the SELLER may have omitted to disclose in good faith.

Responsibility for appliances

Tenant / Owner

Number of units

14



Number of Parking Spaces

14 + 3 interior places

Hot Water System

Gas

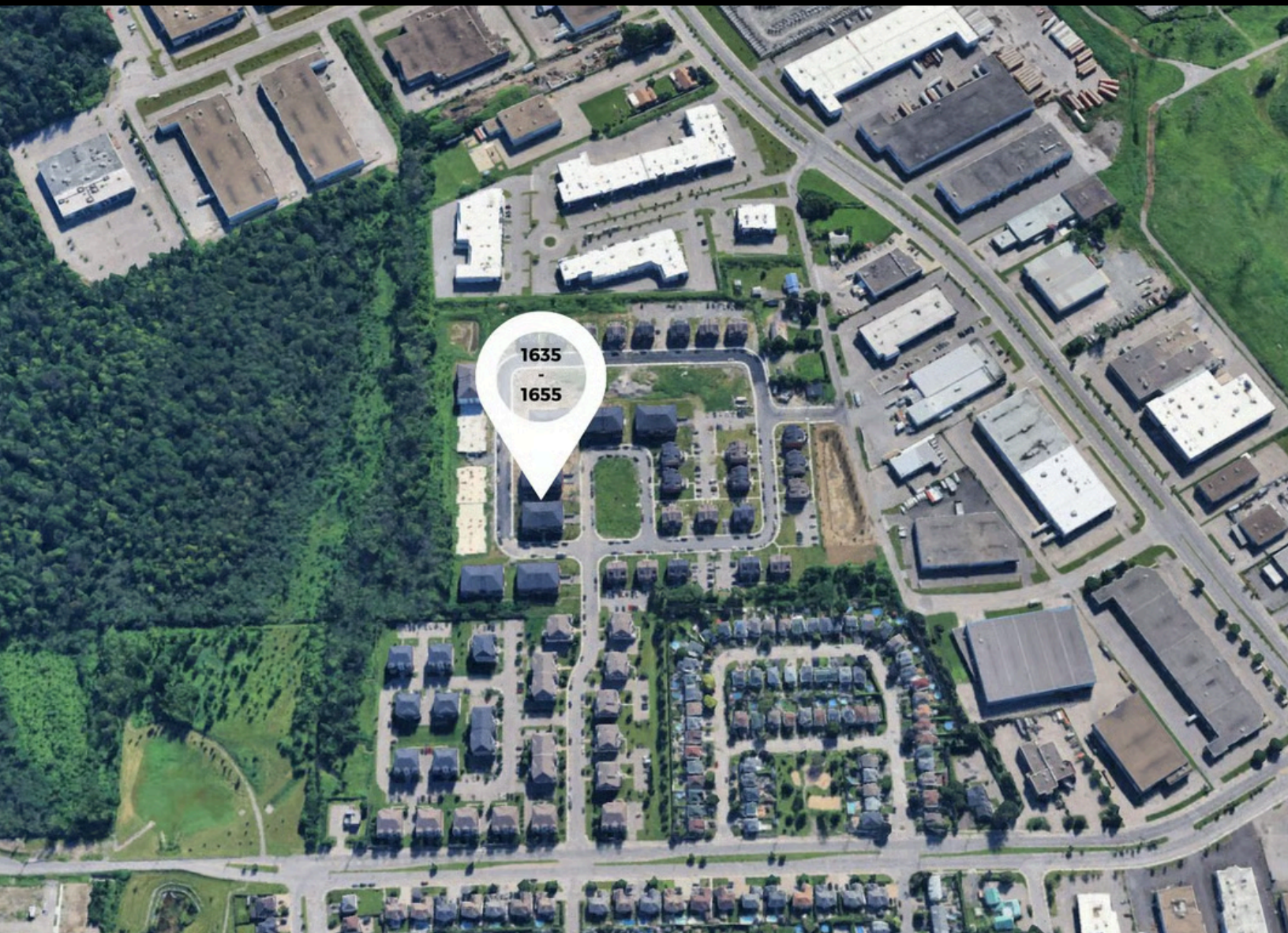


Heating System

Gaz Central Tank



1635 - 1655 du Grand-Pic, Sainte-Rose



BUILDING DESCRIPTION

General Information

Cadastral number 5685922, 5685921,
5685920

Total Municipal Assessment

Total Municipal Assessment 4 212 100 \$

Municipal Land Assessment 942 300 \$

Municipal Building Assessment 3 269 800 \$

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 2021

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 62

Number of Units 8 x 5.5 + 4 x 4.5 + 2 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant / Owner

Heating Responsibility Tenants

Hot Water Responsibility Owner

Air exchanger and air conditioning Five appliances included in 7 units Sprinkler system garage Carbon monoxide (CO) detectors garage Forced-air ventilation in the parking garage

Parking

Type of Parking Common indoor / EV charging station (\$)

Number of Parking Spaces 14 + 3 interior places

Area

Land Surface Area 16 388 sq.ft.



FEATURES

Fenced

No

Condition of Roof

2021 construction

Concierge Agreement

Yes (unit 202)

Hot Water System

Gas

Electrical Panels

Circuit breakers

Environmental Report

2014 | Pre-construction

Internet and Telecom

Yes internet for security camera +
Bell line

Condition of Doors

Sliding patio doors

Intercom and Doorbell

Intercom

Condition of Windows

Casement

Exterior Siding

Brick

Floor Covering

Floating / Ceramic

Plumbing

ABS / PEX

Condition of Balconies

Fiberglass

Heating System

Gaz Central Tank

Condition of Kitchens

2021 construction

Condition of Bathrooms

2021 construction

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$355,560	100 %	\$2,116
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$355,560		\$2,116
Vac. / Bad debt	\$10,667	3 %	\$63
EGR	\$344,893		\$2,053

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$17,245	5 %	\$1,232
Municipal Taxes	Current	\$40,674	11.8 %	\$2,905
School Taxes	Current	\$3,132	0.9 %	\$224
Insurance	Current	\$11,449	3.3 %	\$818
Electricity	Current	\$3,812	1.1 %	\$272
Heating	Current	\$6,626	1.9 %	\$473
Snow Removal	Current	\$3,675	1.1 %	\$263
Elevator				
Lawn	Current	\$2,815	0.8 %	\$201
Structural Reserve				
Janitor	Normalised	\$5,600	1.6 %	\$400
Maintenance	Normalised	\$9,800	2.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$3,449	1 %	\$246
Alarm	Current	\$452	0.1 %	\$32
Internet	Current	\$1,454	0.4 %	\$104
Total Expenses		\$110,183	31.9 %	\$7,870
Net Revenue		\$234,711		\$16,765

FINANCING

Maximum loan amount	\$4,152,739
Financing CAP	4.80 %
Debt coverage ratio	1.1
Interest Rate	4.2 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$234,711
Annual Mortgage Cost	\$225,195
Net cash after mortgage	\$9,515

RETURN ON INVESTMENT

Down Payment	\$1,547,261
Cash on cash return	0.6 %
Return on liquidity + capitalization	3.4 %
Total yearly return with appreciation of 3 %	14.48 %

CPU
407 100 \$

GIM
16

NIM
24,3

CAP
4,1 %

SOCIO-DEMOGRAPHIC DATA

📍 Laval

Total population :

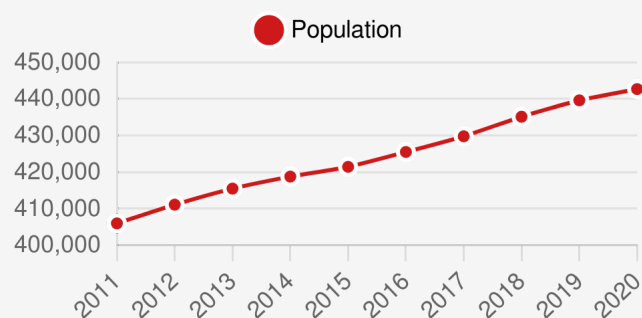
442,648 inhabitants

Average age of the population :

Region : **41.9 Years**

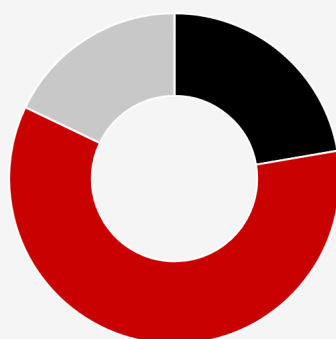
Province : **42.6 Years**

Population growth

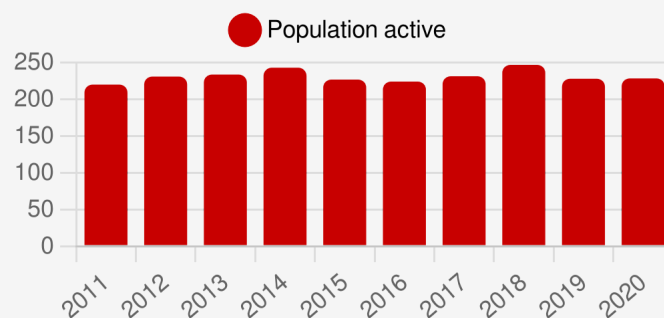


Age group proportion

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



Active population



Economic indicators

Indicator	Region	Province
Employment rate	62.7 %	60.6 %
Unemployment rate	7.5 %	5.9 %
Disposable income per capita	30,170 \$ / Year	30,721 \$ / Year



